









A stunningly located 3 double bedroom apartment with the most glorious Estuary views from The Bar all the way towards South Pool Creek from two balconies and all rooms, enjoying a high degree of privacy.

- **Stunning Estuary views**
- **High degree of privacy**
- **2 balconies**
- **Water views from all main rooms**
- **3 double bedrooms**
- **En-suite and family bathroom**
- **Double aspect reception room**
- **Single garage**
- **Comfortable walk into town**

## 3 Stonehanger Court

**Devon Road, Salcombe TQ8 8HJ**

Affording some of the best Estuary views in Salcombe, 3 Stonehanger Court is located discretely off Devon Road, tucked away in a private location. Benefitting from two balconies, these panoramic views reach from the sea, over the Bar and right along the Estuary and down towards South Pool Creek. Found on the top floor of Stonehanger Court, one of only 6 apartments in the block, the property is not overlooked and is very private.

With an open plan reception area, bi-fold doors open out onto the balcony facing out to sea, as well as the side balcony across the Estuary. There is also a kitchen/breakfast area with fitted cupboards and appliances, plus a utility cupboard. A large double bedroom has a door onto the front balcony as well, with a good sized en-suite. Two further double bedrooms both have sea/Estuary views. There is also a family bathroom.

Outside, there is a good-sized single garage to the front of the building in a separate courtyard.

The centre of the town is a short walk away with access to the water and sandy beaches of the Estuary.

NOTE: the apartment cannot be holiday let.



2 Island Square, Salcombe, Devon, TQ8 8DP  
Telephone 01548 845090  
salcombe@luscombemaye.com

[www.luscombemaye.com](http://www.luscombemaye.com)



### 3 Stonehanger Court, Devon Road, Salcombe, TQ8 8HJ

Approximate Gross Internal Floor Area = 114.4 sq m / 1232 sq ft  
 Garage Area = 17.0 sq m / 184 sq ft  
 Total Area = 131.4 sq m / 1415 sq ft

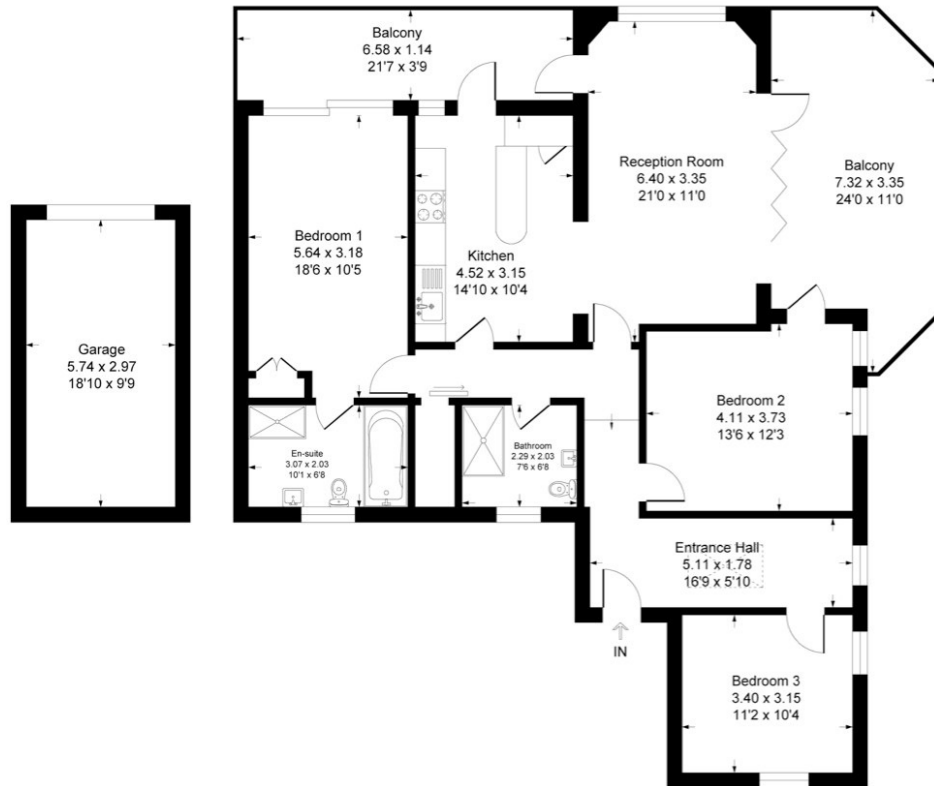


Illustration for identification purposes only, measurements are approximate, not to scale.



#### SERVICES

Mains electric, water, gas and drainage. Gas-fired central heating.

#### COUNCIL TAX

The property is in Council Tax Band F

#### TENURE

Leasehold. 921 years remaining. Annual management charge: £2,000. Ground rent: £100 p.a. Ground rent on garage £150 p.a.

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

#### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

#### DIRECTIONS

From the centre of Salcombe, proceed up the hill past the Church and turn left into Devon Road. Follow the road around and opposite the turnings to both Herbert Road and Allenhayes Road, turn left into the driveway of Stonehanger Court.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	75	80
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	