

## 10 Kingsale Road, Salcombe, Devon, TQ8 8AS

Auction Guide Price +++ £130,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- FEBRUARY LIVE ONLINE AUCTION
- LEASEHOLD FLAT
- 2 BEDROOMS | SEPARATE KITCHEN
- PRIVATE BALCONY | COSMETIC UPDATING
- 4 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Leasehold FIRST FLOOR 2 BED FLAT ( 762 Sq Ft ) with BALCONY and separate Kitchen | Scope for COSMETIC UPDATING

# 10 Kingsale Road, Salcombe, Devon, TQ8 8AS

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 10 Kingsale Road, Salcombe, Devon TQ8 8AS

Lot Number 60

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon

Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Leasehold first floor flat with accommodation ( 762 Sq Ft ) comprising reception room with balcony and separate kitchen plus 2 bedrooms and bathroom plus private space in the rear garden. Sold with vacant possession.

Tenure - Leasehold

Council Tax - A

EPC - C

Management Fees - £55.21 pcm

Lease length - 999 Years

Building Insurance - £145 pa

Main Residence Restriction - Please note "Not to use the Property for any purpose other than a main residence and in particular not to use the Property as a second home nor to use the Property as a holiday home" please refer to online legal pack.

### THE OPPORTUNITY

LEASEHOLD FLAT

A two bedroom balcony flat offering exceptional value in popular Salcombe.

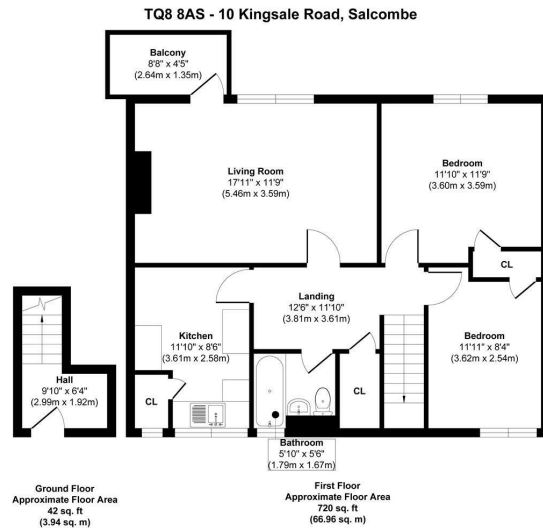
No. 10 benefits from a private area at the back of the rear garden.

The flat has been let for many years ( now vacant ) with scope for cosmetic updating.

### LOCATION

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline.

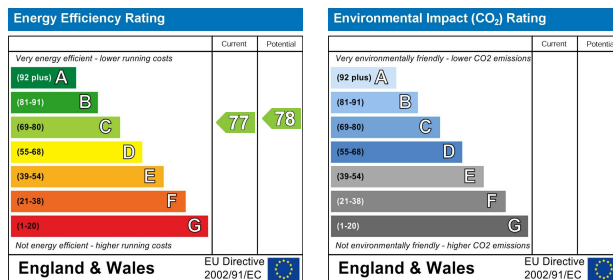
## Floor plan



Approx. Gross Internal Floor Area 762 sq. ft / 70.90 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## EPC Chart



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Hollis Morgan Property Limited, registered in England, registered 7275716.

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## Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.