



# One Vantage Point, Bonaventure Rd, Salcombe



- Source of additional income
- Enjoy your investment as a personal holiday destination
- Generate significantly more income each year as compared to a residential let
- Benefit from tax advantages of owning and letting a Furnished Holiday Let

Holiday lettings provide a source of income which is a great way to generate a return on your property investment. We are a local company offering a truly local service to our owners and guests, providing a friendly and professional service.

## 4 Bed, 4 Bath, Garage, Garden and Incredible Estuary Views

Salcombe is a wonderful area to invest in. It is a very popular destination and adds a sense of luxury to your guests' holiday. Salcombe Town itself is close to the mouth of Kingsbridge Estuary and lies within the South Devon Area of Outstanding Natural Beauty making it one of the best places in South Devon to holiday!

**One Vantage Point** is a beautifully modern property which has recently been converted and extended. The property benefits from 2 balconies, 4 bedroom suites and spectacular estuary views. It also comes with garden with a terrace, a garage and parking spaces. One Vantage Point is in a fantastic location, offering a sense of seclusion from the main town although, it is within less than a 10 minute walk from all of the shops, cafes and local Inn's.

### Key holiday letting attributes:

- Estuary Views
- Modern
- Four Bedroom Suites
- Close to Amenities
- Outside Space
- Garage and Parking

## Estimated Earnings

	YEAR 1	YEAR 2
Achievable Weekly Rate	£1372-£3697	£1375-£3700
Annual Occupancy Rate	18 weeks	22 weeks
Gross Annual Income	£45,612	£55,748

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## Blueriver Cottages

- Free Advice
- Peace of Mind
- Progressive & Innovative Marketing
- Honesty and Facts

## Facts and Stats

- Approximately 171,000 visits to our website in the last 12 months
- 204,000 targeted emails sent this year across 26 campaigns
- 54.58% of Blueriver customers book less than one day after their first interaction with the team and brand.