



2 Woodgrange, Devon Road, Salcombe

In Excess of £800,000

HARRIET
GEORGE

2 Woodgrange

Devon Road, Salcombe

A wonderfully spacious and immaculately presented 3 bedroom apartment with estuary views and triple garage.

Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round living.

Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to Mill Bay and Sunny Cove, two beautiful sandy beaches owned by the National Trust.

2 Woodgrange is one of four properties created from the conversion of a handsome early 20th Century house located just outside the centre of Salcombe and enjoying views through woodland to open sea and of Salcombe estuary. The apartment is ideally positioned for easy access to North Sands.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Occupying the entire first floor of this charming victorian house, the large windows and high ceilings give a feeling of light and airiness with some fascinating views over the estuary to beaches from the south facing living rooms, entrance hall and balcony that runs across the full width of the property. There are 3 bedrooms, one with an en-suite shower room and a family bathroom serves the other two.

The apartment benefits from its own front door and the triple garage is currently set up as a games room with table tennis for wet days, an additional fridge and freezer as well as space for cars and/or boats. In addition to the garage there is an allocated parking space.

2 Woodgrange is an ideal lock up and leave holiday home but with spacious accommodation and excellent storage it would also lend itself to someone looking for elegance and convenient low maintenance living on a full time basis.

SERVICE CHARGE

The current service charge which includes buildings insurance, maintenance of communal areas and cleaning windows is approximately £1250 per annum with £1 ground rent if demanded. Apartment 2 is responsible for 25% of any costs.

SERVICES

Mains water, drainage, gas and electricity.

DIRECTIONS

(To the car park at the rear) - On entering Salcombe from Kingsbridge continue straight along the main road. Follow this road along the side of the hill and where it comes to a junction bear left into Devon Road and then left again into St Dunstons Road. Bear right at the top of the hill into Herbert Road and the entrance to Woodgrange will be found about 150 metres on the right hand side. Alternatively, it is possible to park in front of the property on Devon Road and approach by a flight of steps.



Approximate Gross Internal Area = 101.54 sqm / 1093 sq ft
 (Excluding Triple Garage)
 Triple Garage
 Approximate Gross Internal Area = 46.27 sqm / 498 sq ft

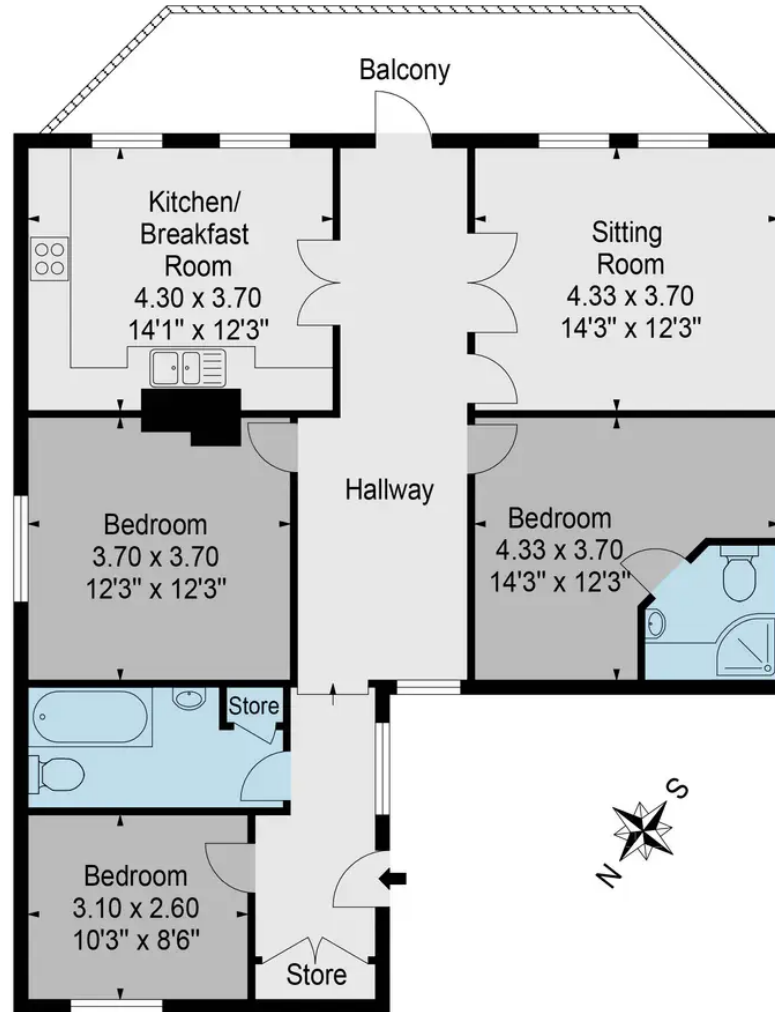
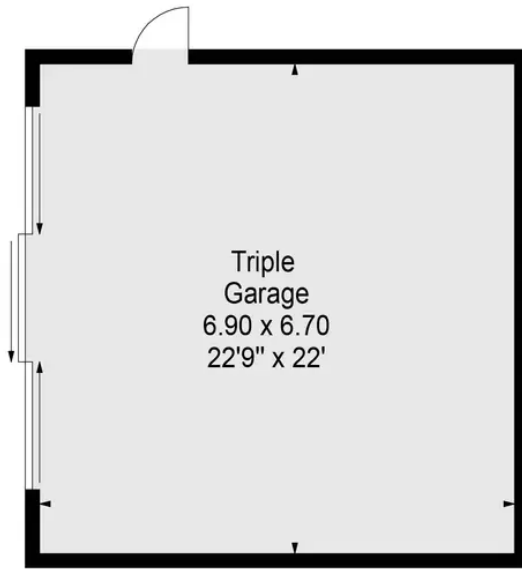


Illustration for identification purposes only,
 measurements are approximate, not to scale.

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 · harriet@harrietgeorge.co.uk · harrietgeorge.co.uk/

All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.