



Glenleigh, Coronation Road, Salcombe

Guide Price £795,000

HARRIET
GEORGE

Glenleigh

Coronation Road, Salcombe

A well presented terraced house with bright accommodation, a delightful south facing garden and off street parking.

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.

Located in one of Salcombe's favoured locations, Glenleigh is within a short walk of the boat park, mooring pontoons and town centre.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



This charming home is presented to a high standard with some period features and spacious, light and airy accommodation.

The open plan living accommodation on the ground floor comprises a sitting area with inset gas fire, space to dine and a recently fitted kitchen with excellent storage, integrated appliances and a utility area at one end with access to the garden.

On the first floor are two double bedrooms and a beautifully appointed family bathroom with separate shower cubicle and free-standing bath. There is another double bedroom on the top floor with shower and WC.

At the rear of the house, the South facing garden has a sun terrace with lawned garden beyond and summerhouse. There is off road parking for one car at the front and an EV charging point. There is also residents parking on the street.

The current owners have been successfully holiday letting the house and rental figures are available on request.

SERVICES

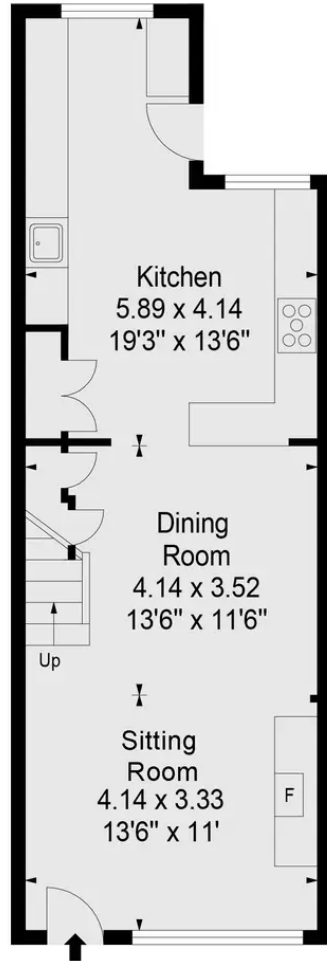
Mains water, drainage, gas and electricity. Gas fired central heating.

DIRECTIONS

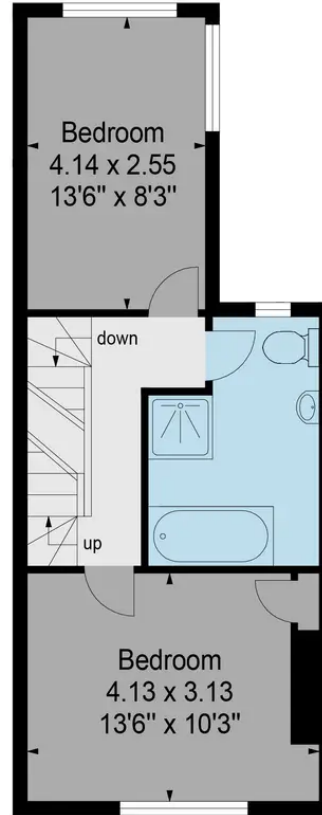
On entering Salcombe from Kingsbridge, turn left just before reaching the filling station into Bonfire Hill. Follow this road down the hill and then turn left into Coronation Road. Glenleigh will be found a short way down on the right hand side.



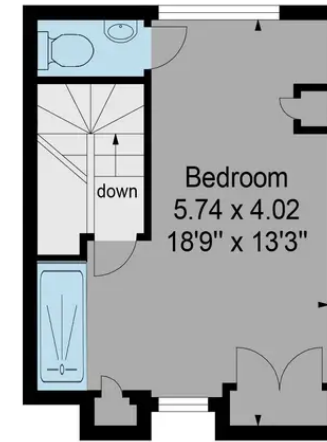
Approximate Gross Internal Area = 108.99 sqm / 1173 sq ft



Ground Floor



First Floor



Second Floor



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

Harriet George Properties Limited

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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.