

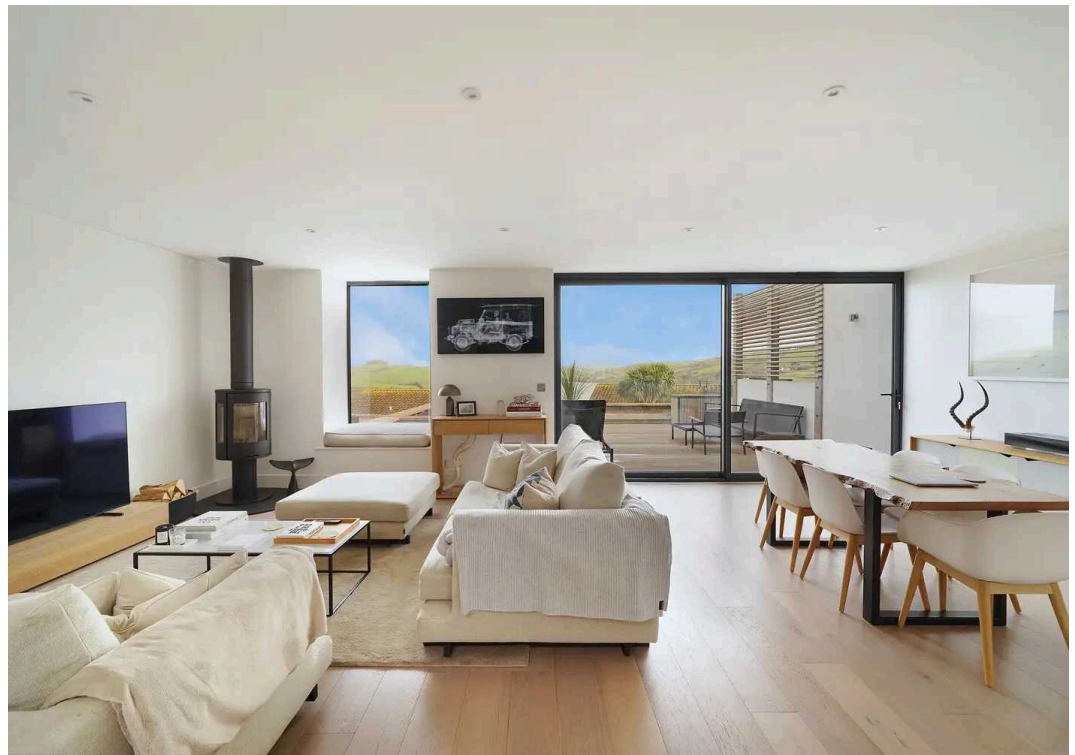
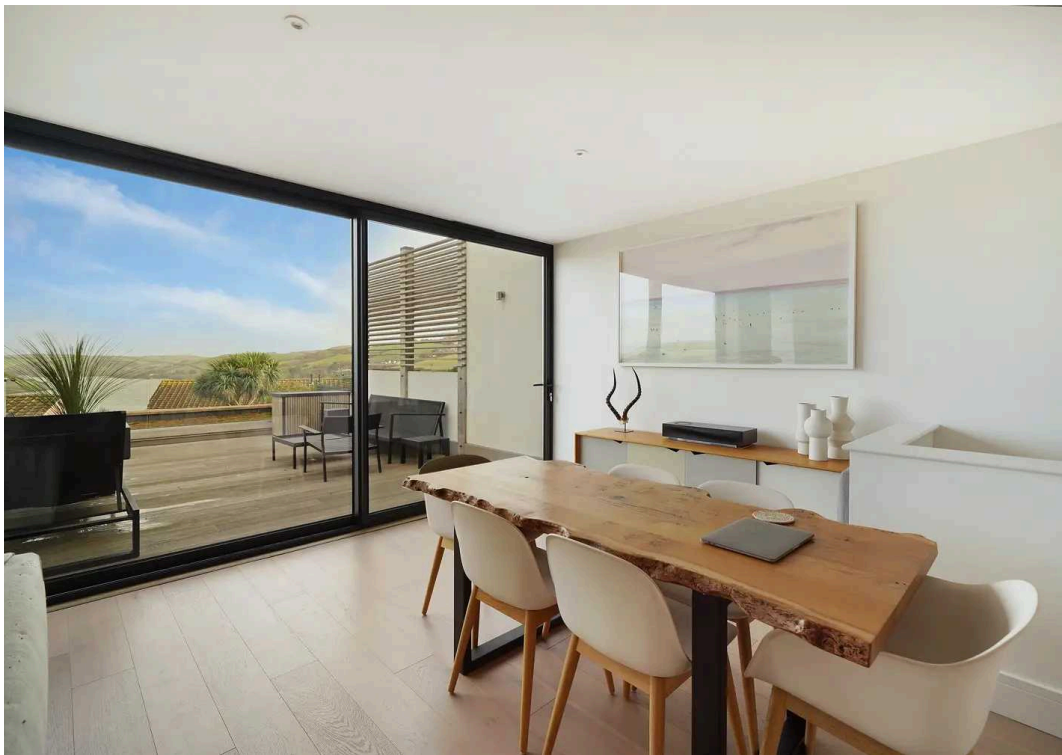
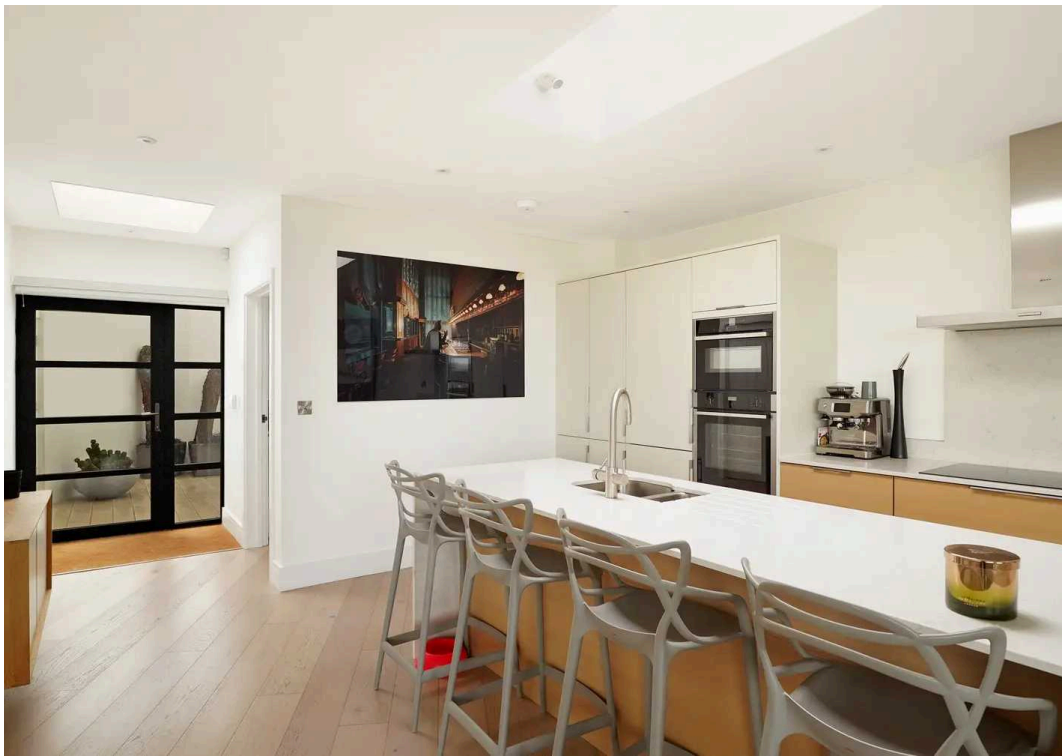


Bonaventure Road, Salcombe

Offers Over £1,250,000

HARRIET  
GEORGE







# Bonaventure Road

## Salcombe

- Exceptional contemporary home
- Small modern development
- High quality finish and specification
- Generous outside living space
- Half garage (storage unit)
- Easy lock up and leave
- Excellent holiday letting potential
- Nearby footpath provides short cut to town
- New build warranty with 6 years remaining

Salcombe is renowned as a sailing and boating centre located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth.

Out of the hustle and bustle, yet within easy and comfortable walking distance of the town centre and all its amenities, this is one of the most sought after locations in Salcombe. Salt occupies a quiet position next to the tennis club and enjoys wonderful views of South Pool and Batson Creeks bordered by every changing countryside scenes that include Snapes Point and Scoble Point.

Designed by local award-winning architects Harrison Sutton, Salt is one of three unique four-bedroom houses in a small development completed in 2020.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B





A flight of steps, adjacent to the parking space, lead down to the house and enjoy views over the Sedum Green Roof to the spectacular estuary with rolling fields beyond.

The main open plan living accommodation is on the entrance level and has an abundance of natural light and sliding doors that lead out to the entertaining terrace with wonderful 180 degree rural and estuary views. The contemporary kitchen has integrated Neff appliances, a boiling hot water tap and silestone worktops. A corner wood burning stove and picture window with delightful views and window seat provides a focal point in the living area. There is also a utility room and guest cloakroom on this floor.

On the ground floor are 4 bedrooms and 3 beautifully appointed bath / shower rooms with Mandarin Stone tiles and Duravit and Crosswater fittings. The principal bedroom has a spacious en-suite bathroom and direct access to a paved terrace with private and enclosed level garden beyond. The 4th bedroom is currently used as an office and bi-fold doors opens onto a decked inner courtyard.

Extensive outside entertaining areas are low maintenance and afford complete privacy. The house has two allocated car parking spaces and a useful half garage (storage unit) as well as additional parking for visitors.

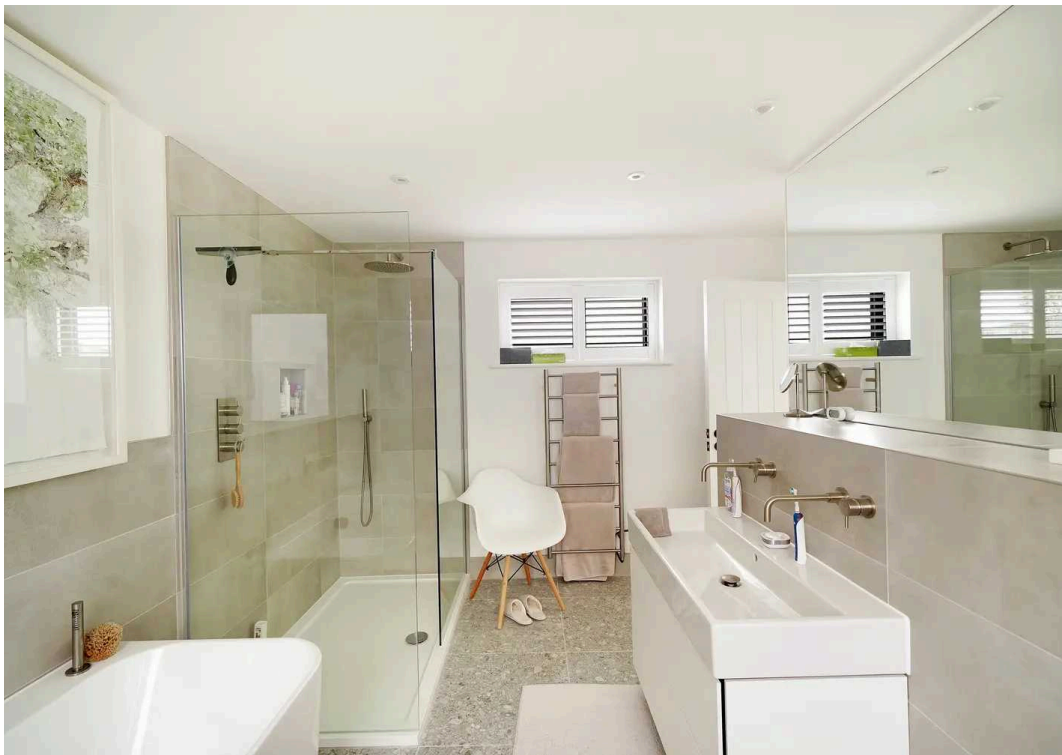
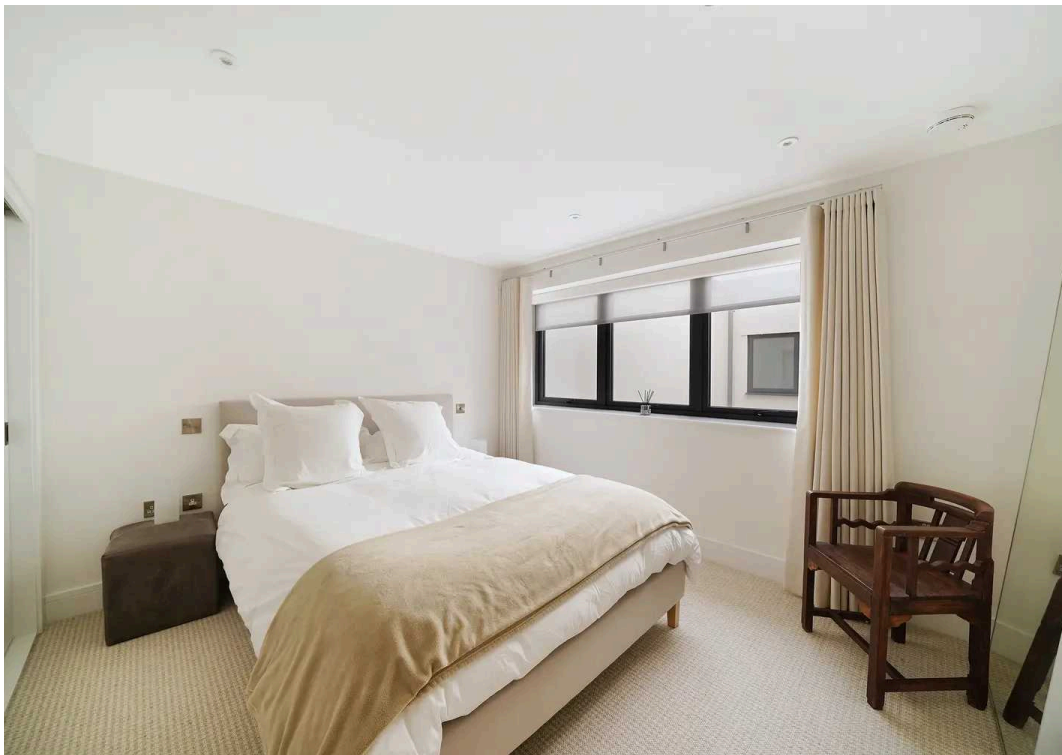
This impressive property is suitable as a permanent or holiday home with superb letting potential and rental projections are available on request.

## SERVICES

Mains water, drainage, gas and electricity. Underfloor heating throughout with individual App controlled thermostats.







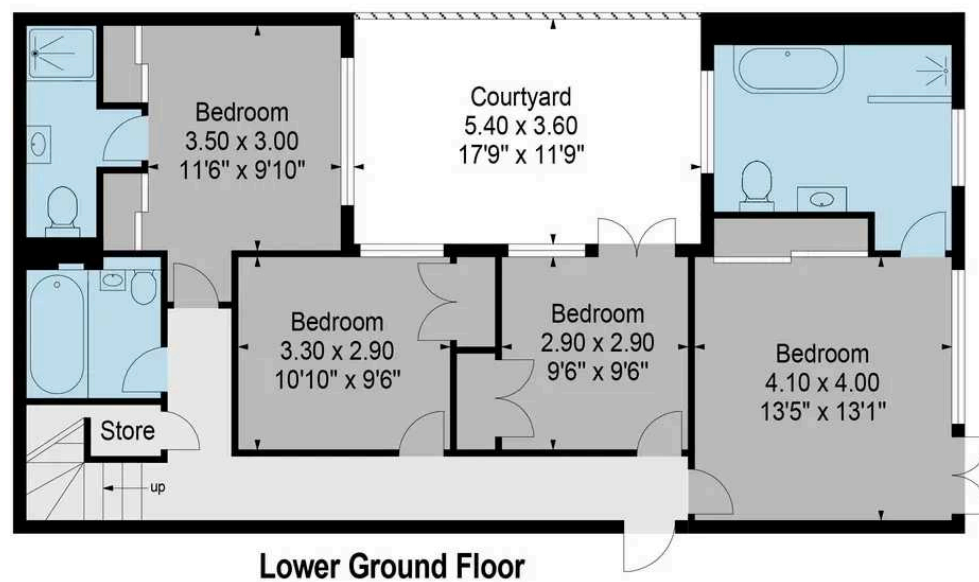
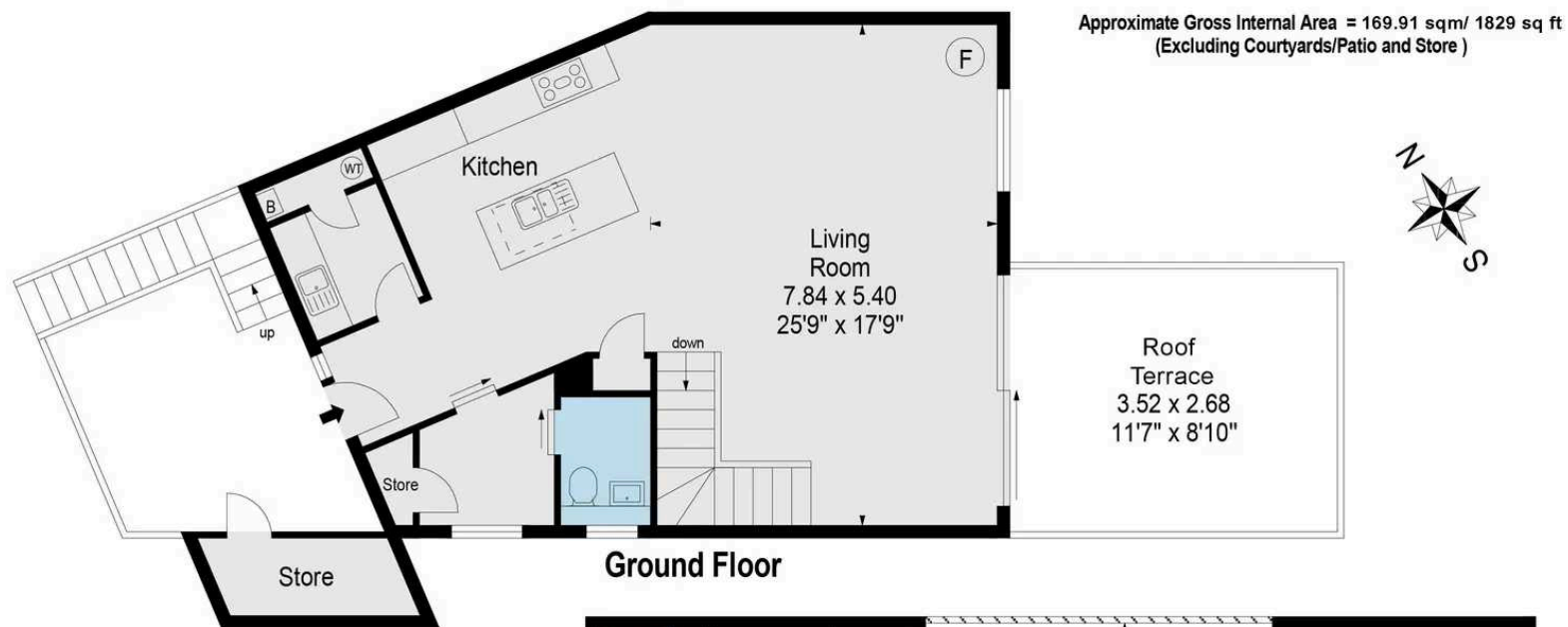


Illustration for identification purposes only.  
measurements are approximate, not to scale.

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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.