



Shipwrights, 11 Coronation Road, Salcombe

Guide Price £800,000

HARRIET
GEORGE

Shipwrights

11 Coronation Road, Salcombe

A well presented Edwardian house with an established holiday letting history, delightful 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 a long sandy beach with hidden coves backed by woodland and coastal paths.

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

Council Tax band: C

EPC: D

Tenure: Freehold



This charming home is presented to a high standard with some period features and spacious, bright and airy accommodation arranged over three floors.

The living accommodation on the ground floor comprises a charming sitting room with bay window, fitted cupboards and feature fireplace, two steps from the well equipped kitchen lead up to a wonderful light-filled dining family room extension with vaulted ceiling and full width bi-fold doors to the the garden.

On the first floor are two bedrooms, the main has a pretty feature fireplace and understairs cupboard, and a family bathroom. Re-configuration by the owners has created two further bedrooms, one with estuary views, and a shower room on the top floor.

The sunny garden at the rear has been landscaped for ease of maintenance, a large composite decked terrace provides ample space for outdoor entertaining and there is a summerhouse at the end. There is off road parking for one car at the front and residents parking on the street. A passage to the left of the house provides useful side access to the house and garden.

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

SERVICES

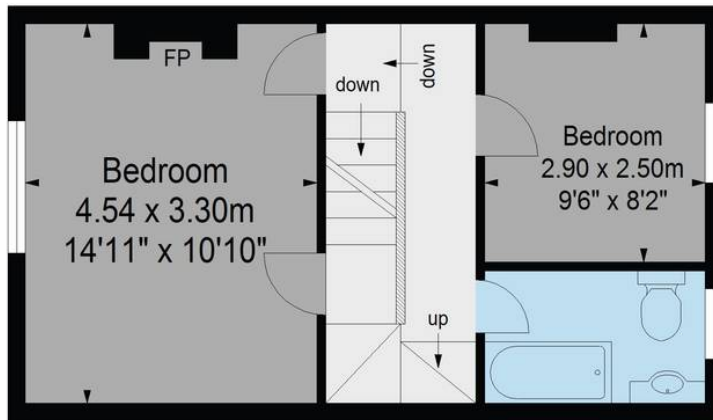
Mains water, drainage, gas and electricity.

DIRECTIONS

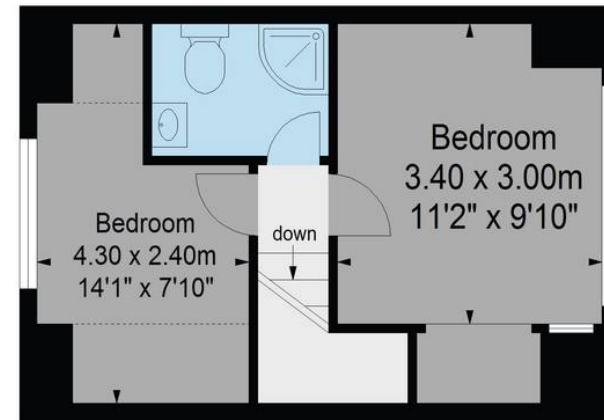
On entering Salcombe from Kingsbridge, turn left just before reaching the filling station into Bonfire Hill. Follow this road down the hill and then turn left into Coronation Road. Shipwrights will be found a short way down on the left hand side.



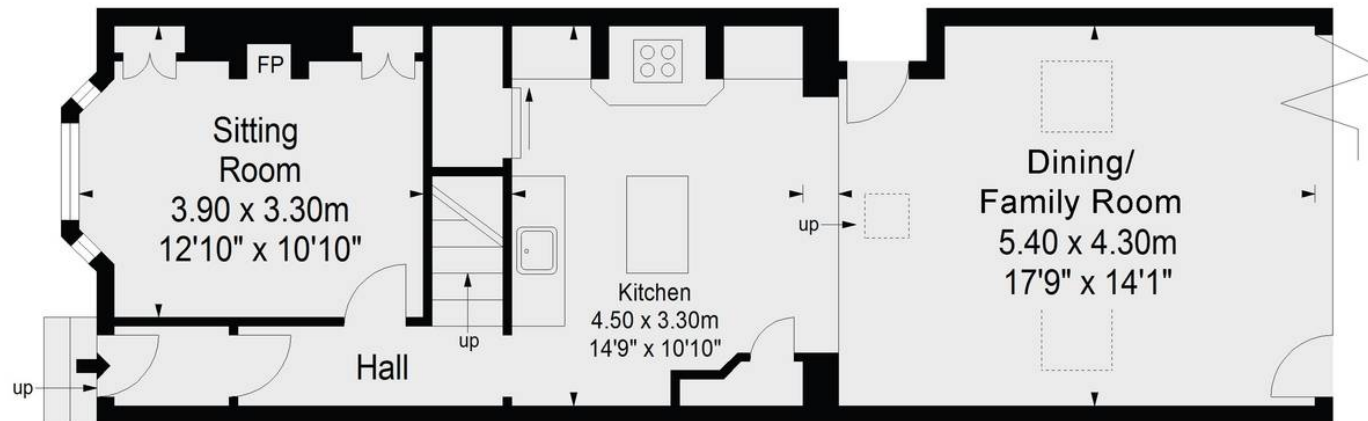
Approximate Gross Internal Area = 120 sqm / 1292 sq ft



First Floor



Top Floor



Ground Floor



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.