



Fairlead, Grenville Road, Salcombe

Guide Price £765,000

HARRIET
GEORGE

Fairlead

Grenville Road, Salcombe

A well maintained reverse level detached house with wonderful estuary views, gardens and off road parking.

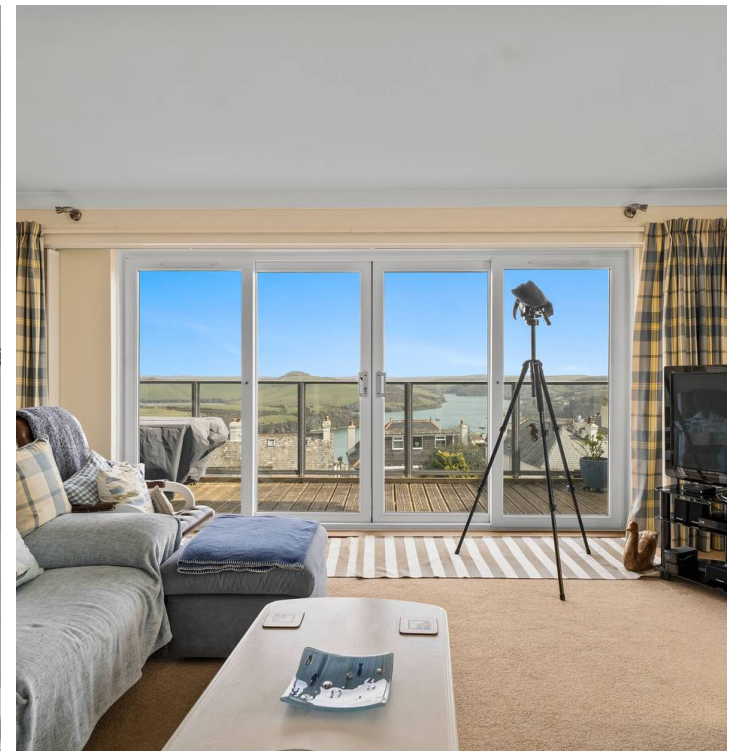
Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round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

Fairlead is within walking distance of the town centre and harbour which has an excellent range of shops, pubs and restaurants. There is also a local shop with post office on Loring Road.

Council Tax band: E

Tenure: Freehold



Fairlead is located on a popular residential road within half a mile of the town centre and conveniently close to a local shop and post office. From its slightly elevated position the house enjoys delightful far reaching views of the Kingsbridge and Salcombe estuary framed by rolling South Hams hills.

The light, airy reverse level accommodation is arranged over two floors. On the entrance floor is a kitchen, spacious sitting room with sliding doors to a balcony that enjoys the breathtaking views, dining room, bathroom and cloakroom. Stairs from the hallway lead down to the lower ground floor where there are four bedrooms, one of which leads out to the garden and another is currently used as a study. There is a large utility / store room which the owners have investigated converting into a bathroom.

A paved terrace runs across the rear of the house and from here steps lead down to the garden which is partly laid to lawn with pond, greenhouse and vegetable beds. There is an external tap and two rainwater butts.

At the front of the house is a car port with outside socket and off street parking for two cars.

SERVICES

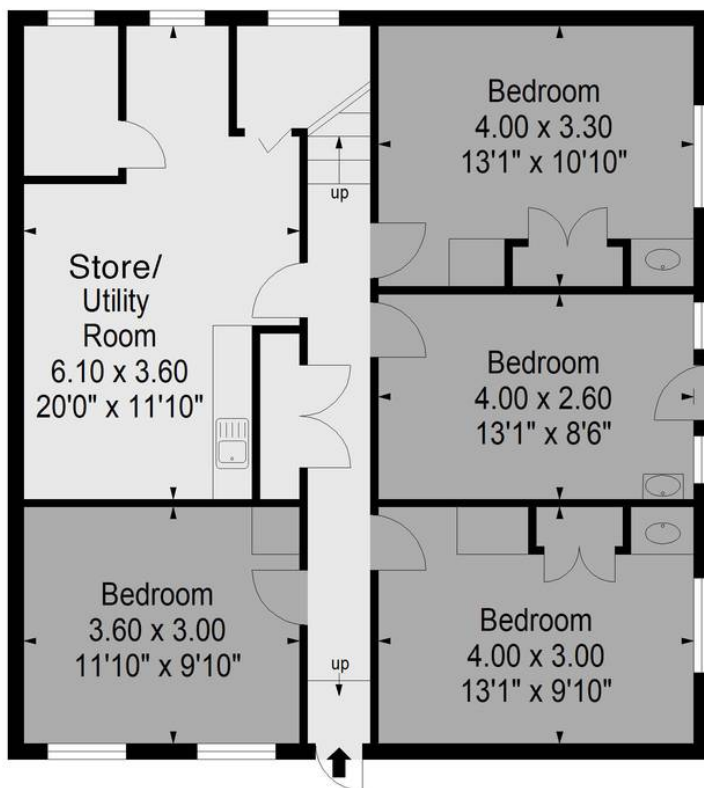
Mains water, drainage, gas and electricity. Gas fired central heating.

DIRECTIONS

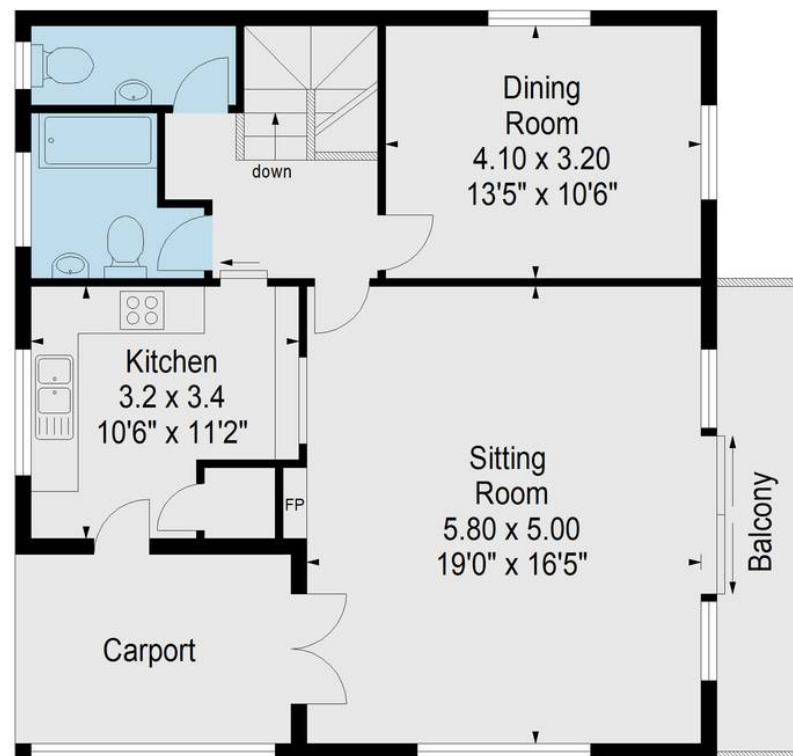
On entering Salcombe from Kingsbridge continue past the first crossroads along Main Road. Follow this road around the side of the hill and at the next junction fork left into Devon Road, and immediately left again into St Dunstan's Road. At the top of the hill turn right into Herbert Road. Follow this road down and take the second turning on your left into Grenville Road and the property will be found a short distance along on the right hand side.



Approximate Gross Internal Area = 145.6 sqm / 1567 sq ft
 Carport
 Approximate Gross Internal Area = 8.4 sqm / 90 sq ft



Lower Ground Floor



Ground Floor



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.