



9 Platt Close, Salcombe

Guide Price £750,000

HARRIET
GEORGE

9 Platt Close

Salcombe

A recently modernised detached house in an elevated position on the edge of the town with glorious uninterrupted rural views and double garage.

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. The popular town has an excellent range of shops, pubs and restaurants.

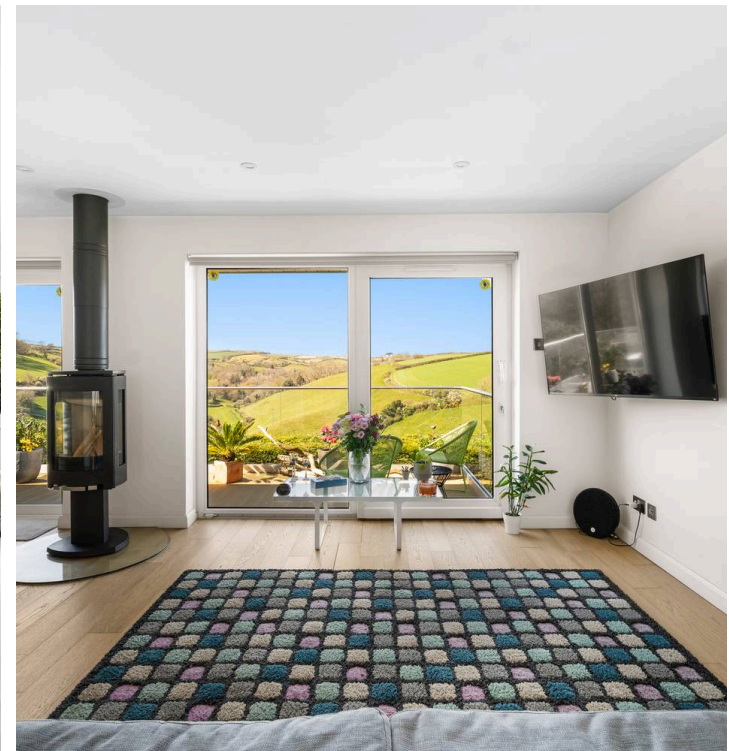
The town centre is within 3/4 of a mile and there is a bridleway close by where it's a pretty 10 minute walk through a wooded valley to the beach at North Sands and beyond to the coastal path around Bolt Head.

Located on the outskirts of Salcombe, close to open countryside, 9 Platt Close is situated at the end of a cul-de-sac and stands in delightfully planted gardens.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Enjoying lovely views over the Collaton Valley, this 4 bedroom house has been recently renovated and is beautifully presented throughout.

The accommodation is arranged over two levels with the open plan kitchen dining living room on the first floor taking fully advantage of the ever-changing rural views. A wood burning stove sits between two sets of sliding doors that lead out to the spacious decked balcony with glazed screen and unobscured views across the valley. The sleek gloss kitchen has high quality appliances and stone worktop and doors to the rear garden from the dining area. On this floor there are also 2 bedrooms and a family bathroom.

The principal bedroom with dressing room and en-suite shower room is on the entrance level along with a second en-suite bedroom and utility cupboard.

At the rear of the house is a paved sun terrace with BBQ area and from here steps lead up through the beautifully planted garden with panoramic countryside views from the top.

A tarmac driveway provides ample parking and access to the double garage.

SERVICES

Mains water, drainage and electricity.

DIRECTIONS

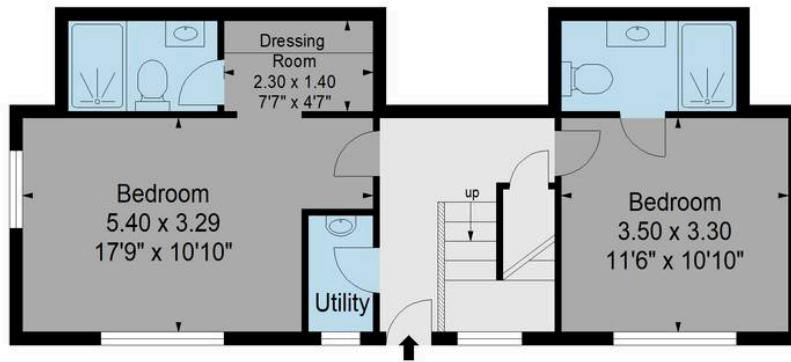
On reaching Salcombe from Kingsbridge turn right at the first crossroads by the bus shelter into Beadon Road. Follow Beadon Road into Beadon Drive and then fork right into Landmark Road. Take the next turning right into Platt Close and the property will be found at the end on the left hand side.



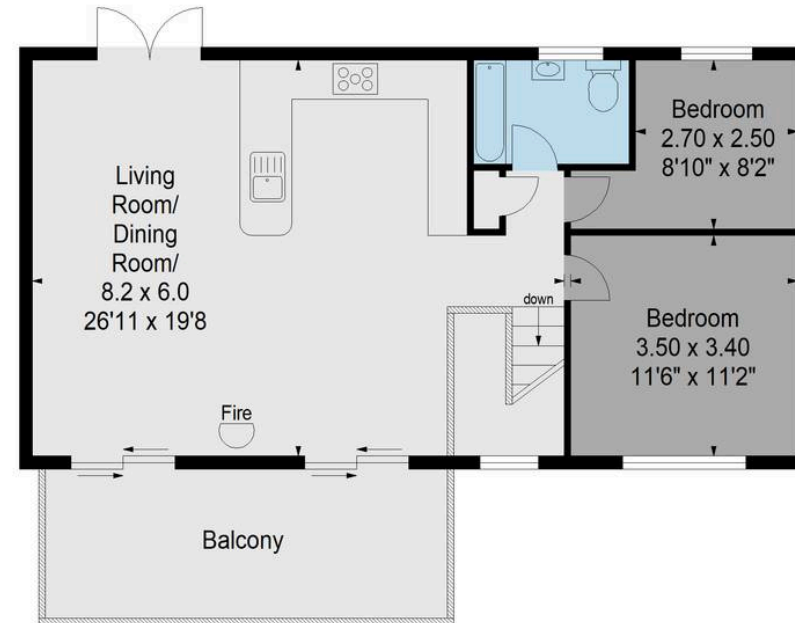
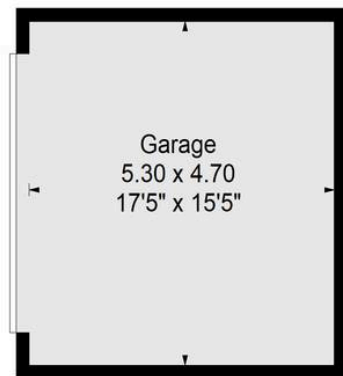
Approximate Gross Internal Area = 122 sqm / 1313 sq ft

Garage

Approximate Gross Internal Area = 24.9 sqm / 268 sq ft



Ground Floor



First 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.