



23 McIlwraith Road, Salcombe

Guide Price £650,000

HARRIET
GEORGE

23 McIlwraith Road

Salcombe

A brand new semi-detached bright and airy home with spacious accommodation, parking and garden.

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.

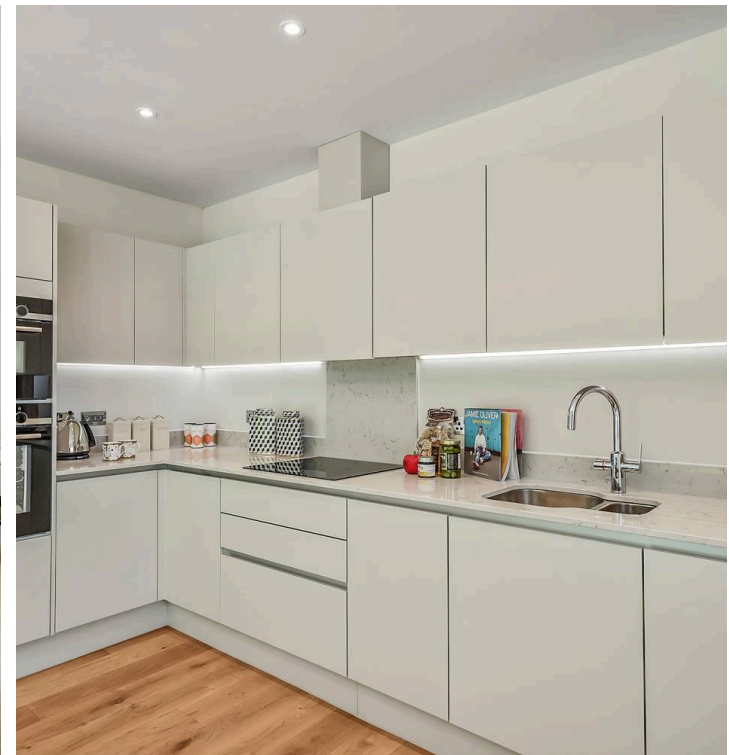
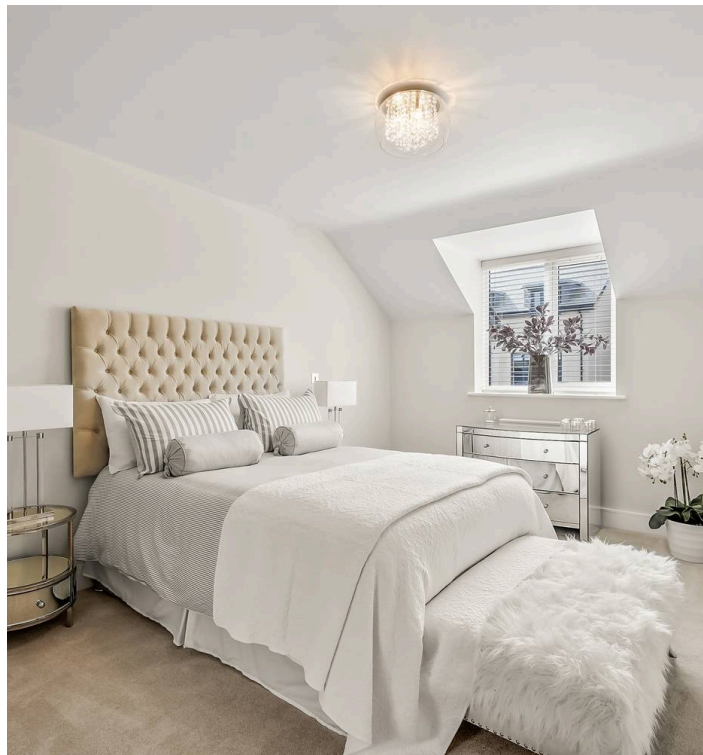
Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to a long sandy beach with hidden coves backed by woodland and coastal paths. The bustling town centre is about a mile away and offers an eclectic and charming mix of shops, restaurants and pubs.

The Sanderling is one of 12 recently completed houses on a private development at the end of a no through road on the outskirts of this highly desirable seaside town. The property is conveniently located close to the local primary school, a superb butchers and only a short walk into the town and harbour.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B



The accommodation extends to over 1600 sq ft which is arranged over 2 floors and benefits from an abundance of natural light.

The front door is at the side of the house and on the ground floor is an entrance hall, sitting room with square bay window, contemporary kitchen dining room with French doors to the garden, wet room, utility room and access to the integral garage. On the first floor are 3 double bedrooms, an en-suite shower room and family bathroom.

Outside the level garden has been landscaped for ease of maintenance, there is a paved terrace and the lawn beyond backs onto woodland. In front of the garage is parking for one car.

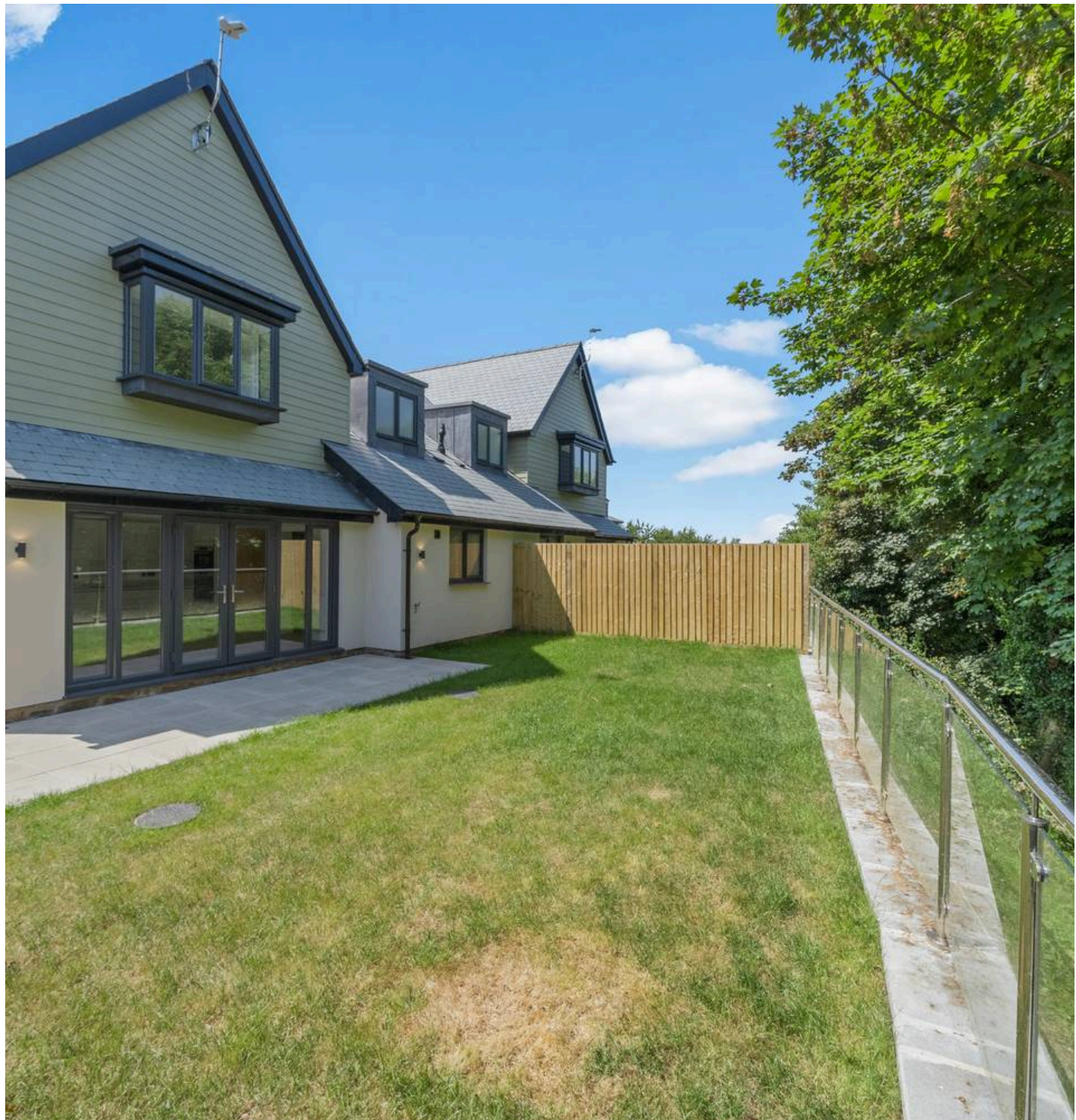
Located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth, Salcombe is the jewel of the South Hams and this is an exciting opportunity to acquire one of the last remaining homes on this brand new development.

SERVICES

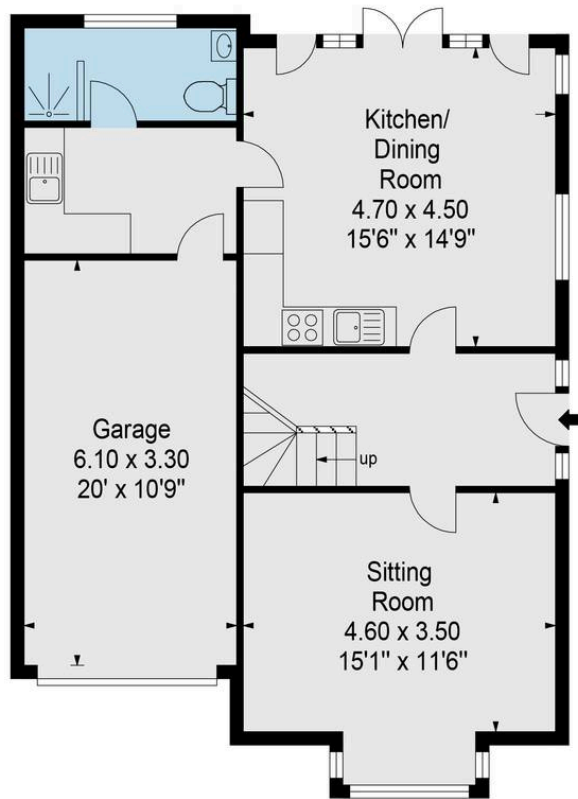
Mains water, drainage, gas and electricity.

DIRECTIONS

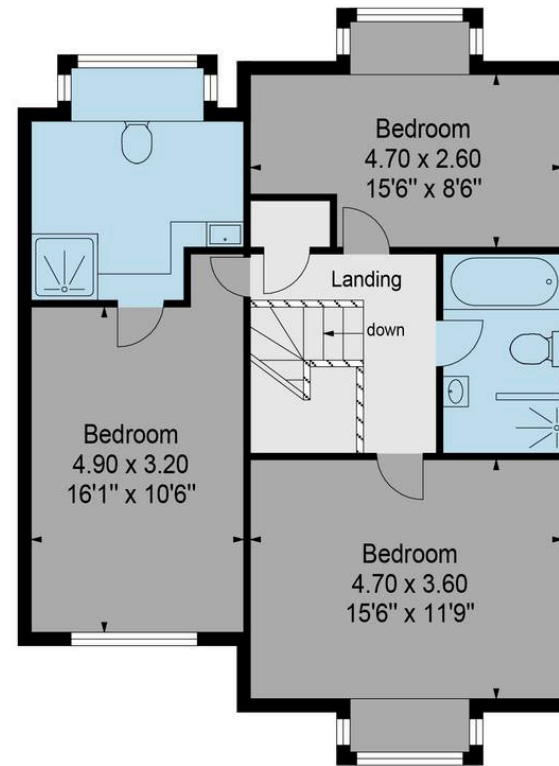
On entering Salcombe from Kingsbridge take the first left on to McIlwraith Road. Follow the road down, past the turning for Orchard Drive and The Sanderling will be found a short distance along on the left hand side.



Approximate Gross Internal Area = 156.08 sqm / 1680 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.