



## Somerset Villa, Devon Road, Salcombe

Guide Price £695,000

HARRIET  
GEORGE

# Somerset Villa

Devon Road, Salcombe

An end of terrace house in a much sought-after location with easily maintained gardens, parking and garage.

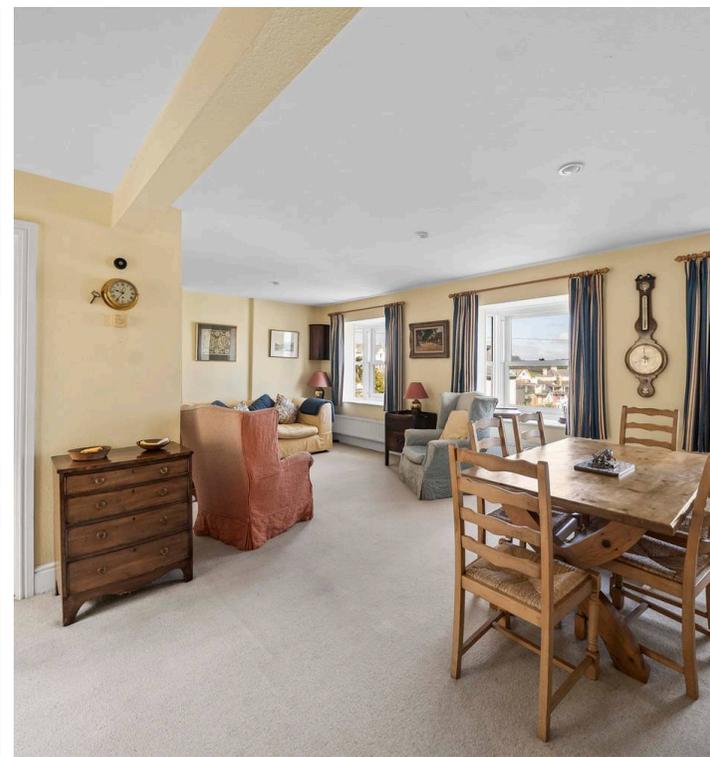
Salcombe is one of the most desirable addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round living.

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.

Somerset Villa is in a highly desirable position, out of the hustle and bustle, yet just a few minutes walk of the many restaurants, pubs and boutique shops.

Council Tax band: E

Tenure: Freehold



Built within the last 50 years, Somerset Villa is at the lower end of Devon Road within a very short walk of the town centre. The house has bright and airy accommodation arranged over two floors and enjoys estuary views from the main front facing rooms.

Stairs from the entrance hall lead up to the L-shaped living room which has three oriel windows with views over the town to the harbour and fields around Snapes Point. The galley kitchen is a very useable space and would be easy to open up if desired.

On the first floor are two double bedrooms, each with their own bath or shower room and lovely views.

A delightful garden at the rear has been landscaped into attractive terraces which provide perfect areas for sunbathing, summer entertaining and barbecues.

At the front of the property, a tarmac driveway leads up to a parking space with room for one large car and the integral garage.

### **SERVICES**

Mains water, drainage, gas and electricity.

### **DIRECTIONS**

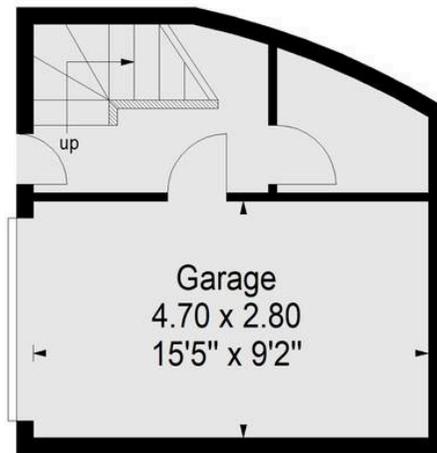
On entering Salcombe from Kingsbridge turn left at the first crossroads into Onslow Road. Follow this road towards the bottom of the hill and as it bends towards the church, take a very sharp right hand turn into Devon Road. Somerset Villa will be found about 200 meters along on the right hand side.



Approximate Gross Internal Area = 88.2 sqm / 949 sq ft  
(Excluding Garage)

Garage

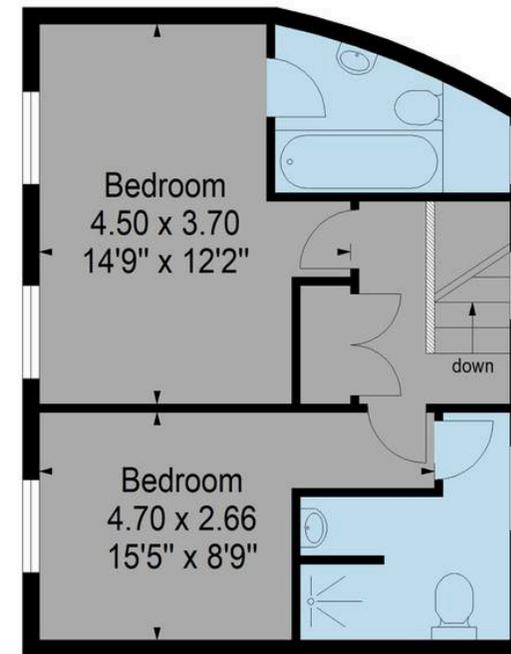
Approximate Gross Internal Area = 13.2 sqm / 142 sq ft



Ground Floor



First Floor



Second 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.