

THE DOVECOTE

SALCOMBE



The Dovecote | Onslow Road | Salcombe Devon | TQ8 8AF

Tucked away yet conveniently positioned close to the town and harbour, The Dovecote is a beautifully presented property, recently refurbished by its current owner to a very high specification throughout. The light and airy accommodation benefits from vaulted ceilings, tiled flooring, and large bi-fold and French windows opening onto the sun terraces. The well equipped kitchen is designed with distinctive style and character, featuring a Butler sink, some glazed units, and a breakfast bar. There is a useful utility room, cleverly tucked away. The two double bedrooms are situated at the rear of the property, both with en-suite facilities, all stylishly designed.

Outside, the south facing garden has been thoughtfully landscaped with a veranda, paved and decked areas ideal for al fresco dining and entertaining, a pond, and a summerhouse. A truly wonderful place to enjoy the afternoon and evening sun with friends and family.

Note: The property cannot be a holiday home or be holiday let.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services:	Mains water, electricity, and drainage. Gas fired central heating.
EPC Rating:	Current: C, Potential: C
Council Tax:	Band E
Tenure:	Leasehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Beautifully presented throughout
- Ground floor accommodation with level access and living
- South facing landscaped garden
- Open plan living
- Well equipped kitchen/dining room with bi-fold doors
- 2 Double bedroom, both with en-suites
- Sitting room with vaulted ceiling
- Summerhouse with electric power
- Permanent home restriction applies

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

On entering Salcombe, turn left at the crossroads onto Onslow Road. Shortly after, the entrance and footpath to the property will be found on your left-hand side.

Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473



Floor Plans

The Dovecot, Onslow Road, TQ8 8AF

Approximate Gross Internal Floor Area = 78.37 sq m / 844 sq ft

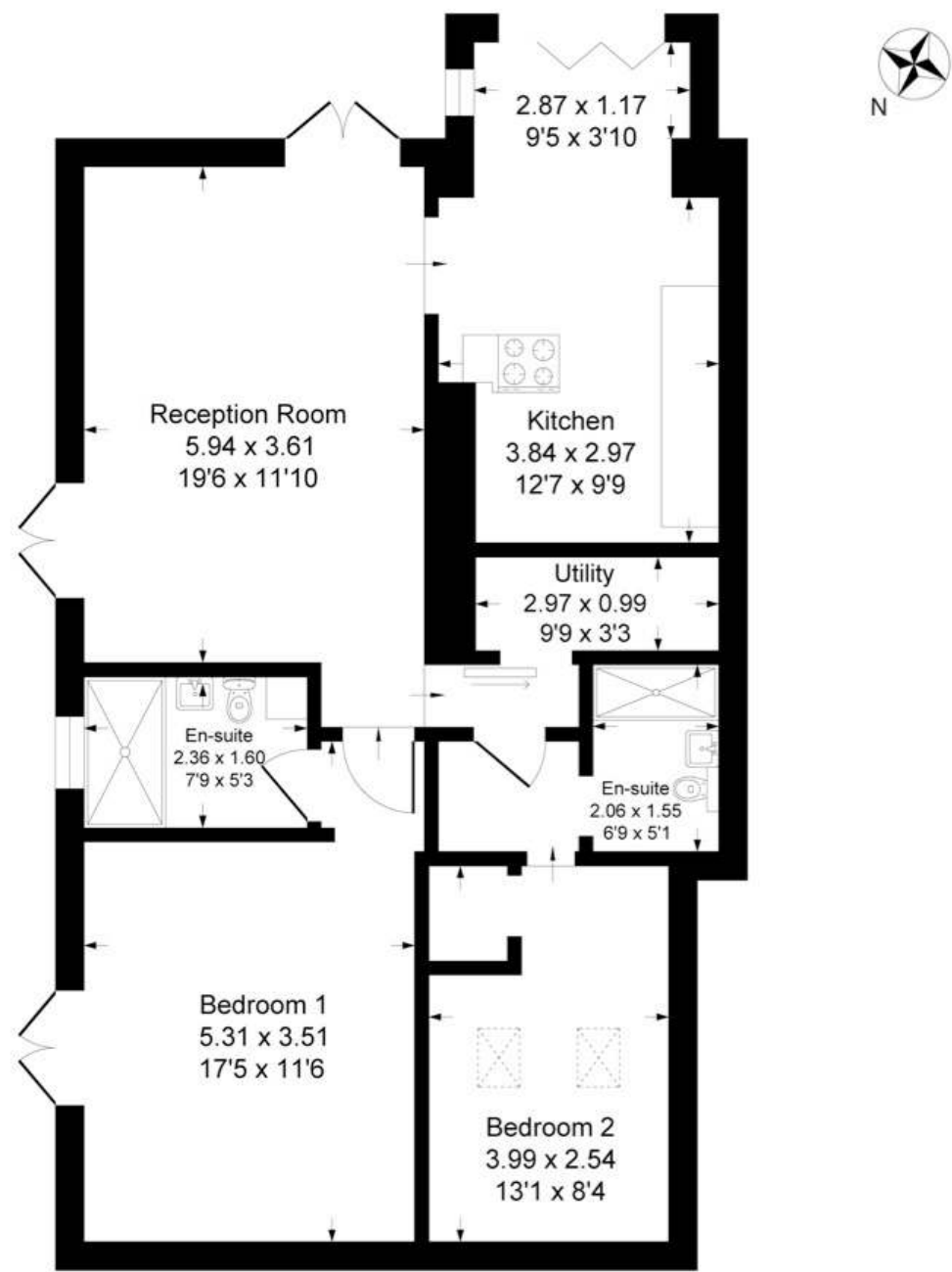


Illustration for identification purposes only, measurements are approximate, not to scale.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.