

2 ISLAND PLACE

SALCOMBE





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

2 Island Place | Gould Road | Salcombe
Devon | TQ8 8FN

Mileages

Malborough 2.5 miles; Kingsbridge 6 miles;
Plymouth 24 miles; A38 Devon Expressway 16 miles
(distances are approximate)

Accommodation

Ground Floor

Open plan kitchen/dining/living room, store room, WC

First Floor

Landing, 3 bedrooms, en-suite shower room,
family bathroom, utility room

Outside

Front and rear sun terraces, undercover parking with
security entry system and
electric car charging point fitted

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe

TQ8 8ET



Part of the exclusive Island Place development, this stunning three bedroom townhouse is just a stone's throw from Batson Creek, on the edge of Salcombe town. It benefits from secure private parking and terraces with estuary views.

Inside, this stylish modern property has a light, airy feel with contemporary facilities and is well-appointed throughout. The open-plan kitchen/dining/sitting room is perfect for relaxing and entertaining, while making the most of the exclusive location on the edge of Salcombe town. The property boasts an exceptionally high standard of finish throughout. Upstairs, there are three good-sized bedrooms, one family bathroom, and one en-suite shower room. In addition to the spacious accommodation, there is a utility room and a storeroom on the first floor.

Outside, the property benefits from both front and rear terraces with Creekside views, as well as undercover parking with a security entry system. A spacious, allocated parking space is provided, along with storage areas ideal for paddleboards and wetsuits.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, renowned for its temperate climate, verdant unspoiled countryside, hidden combs, and spectacular coastline. Arguably one of the most sought-after waterfront locations in the UK, Salcombe provides the perfect setting for this lovely home.

Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property is just a short distance from the town, which boasts many restaurants, local pubs, and boutique shops. More extensive shopping and amenities are available in Kingsbridge.

The Salcombe Estuary features numerous sandy beaches, coves, and sheltered anchorages, making it an excellent base for dinghy sailing, water sports, boating, and long walks along the beautiful coastline. Salcombe is also a famous yachting centre, providing a perfect cruising base from which to explore France, the Channel Islands, and the beautiful harbours and creeks of the West Country.



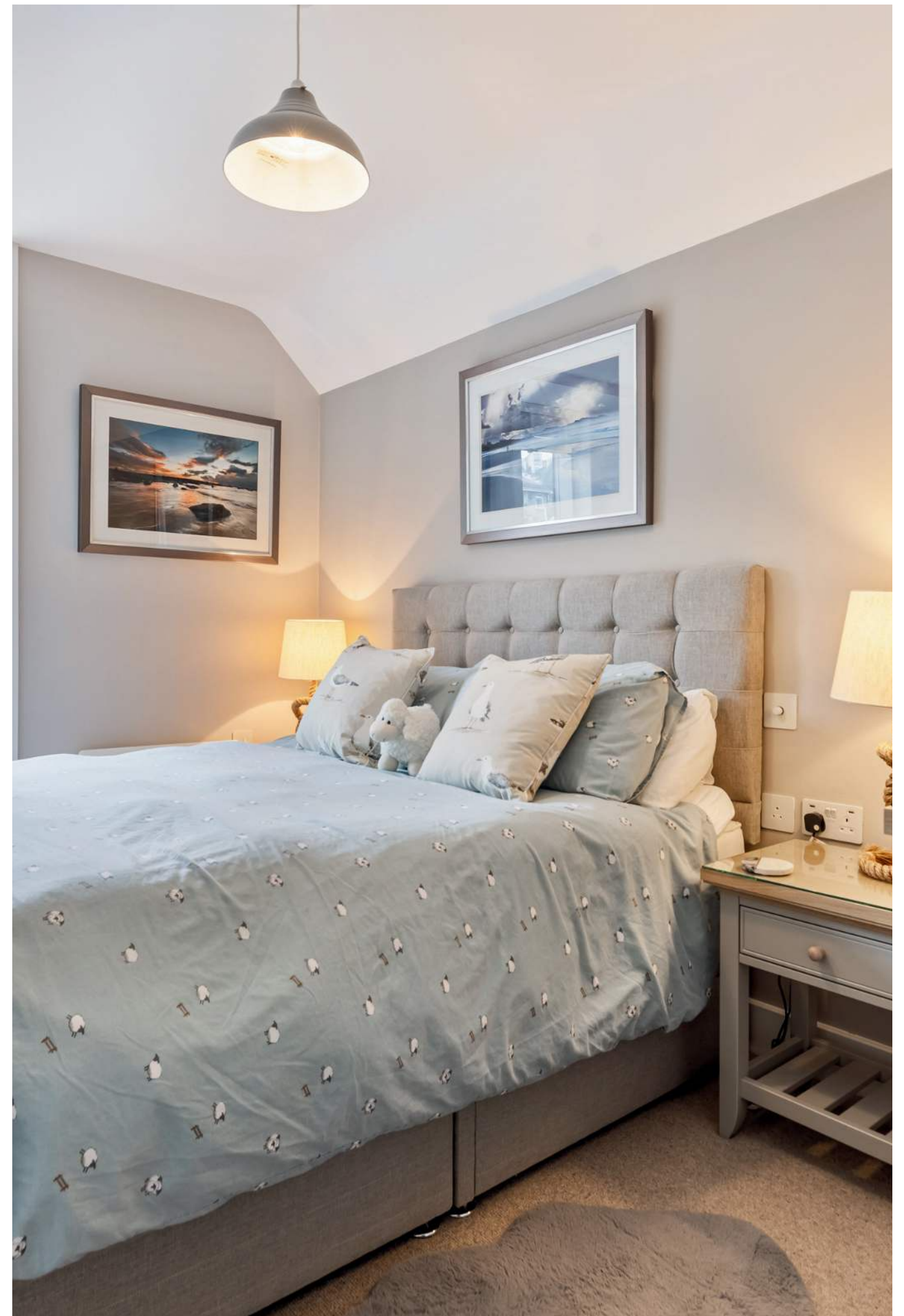


Key Features

- A prestigious development enjoying Creekside views
- 3 Double bedrooms
- Views of Shadycombe creek from Master Bedroom
- Family bathroom plus en-suite shower room
- Front and rear sun terraces
- Open plan kitchen/dining/living room
- High specification throughout
- Undercover parking with security entry system and electric car charging point fitted
- Plenty of storage with an allocated storage area
- Close to all amenities and a short level walk into town

“An exclusive 3 bedroom Salcombe townhouse, perfectly located between Batson Creek and Island street.”





Property Details

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

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

Upon entering Salcombe from Kingsbridge, turn left at the first crossroads into Onslow Road. Follow this road down toward the bottom of the hill, and when the church comes into sight, turn left onto Shadycombe Road before reaching it. Take the first turning right into Gould Road, and Island Place will be found on the left-hand side.

Viewing

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





Floor Plans



Total area: approx. 120.0 sq. metres (1291.7 sq. feet)

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.




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Salcombe Office
01548 844473 | salcombe@marchandpetit.co.uk

[MARCHANDPETIT.CO.UK](https://marchandpetit.co.uk)

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590