

# ST WINNOW

## SALCOMBE





## St Winnow | Kingsale Road | Salcombe Devon | TQ8 8AS

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St Winnow is a delightful, detached property, perfectly positioned with a south facing garden, garage, and off street parking. Situated in a desirable residential area, it's just a short walk from the vibrant centre of Salcombe. This delightful property boasts spacious living, with most of its main accommodation conveniently located on a single level.

The contemporary kitchen offers plenty of space for a dining table and chairs, with French doors opening directly onto the beautiful rear garden. The cosy sitting room, featuring a wood-burning stove, also enjoys access to the garden via sliding patio doors. On the same floor, you'll find a generously sized main bedroom with an en-suite shower room, a second bedroom, and a stylish family bathroom.

On the lower level, there's a third bedroom with a shower room, plus access to the integral garage and a useful home office. The south facing garden is a true highlight, beautifully landscaped for relaxation, while the front of the property provides a driveway with space for two vehicles.

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.

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### Salcombe Office

01548 844473 | [salcombe@marchandpetit.co.uk](mailto:salcombe@marchandpetit.co.uk)

24 Fore Street

Salcombe, TQ8 8ET





# Property Details

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

## Key Features

- Refurbished and extended detached family home
- Close to town and in a popular residential area
- Kitchen/dining room with well appointed kitchen
- Patio doors to garden both from kitchen/dining and sitting room
- South facing rear sun terrace and landscaped gardens
- 3 Double bedrooms with excellent storage
- Family bathroom, shower room and en-suite to main bedroom
- Integral garage with utility and office areas
- Solar panels
- Brand new boiler with 10 year warranty

## 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 from Kingsbridge turn left at the first crossroads into Onslow Road. Turn immediately right into St Dunstans Road and then take the third turning left into Kingsale Road. St Winnow will be found about 150 yards along on the right hand side.

## Viewing

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





# Floor Plans



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.