

ROSE GLEN SALCOMBE





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Rose Glen | Onslow Road | Salcombe Devon | TQ8 8AH

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, shower room,
utility, access to garage

First Floor

Landing, two double bedrooms, office/third bedroom,
family bathroom

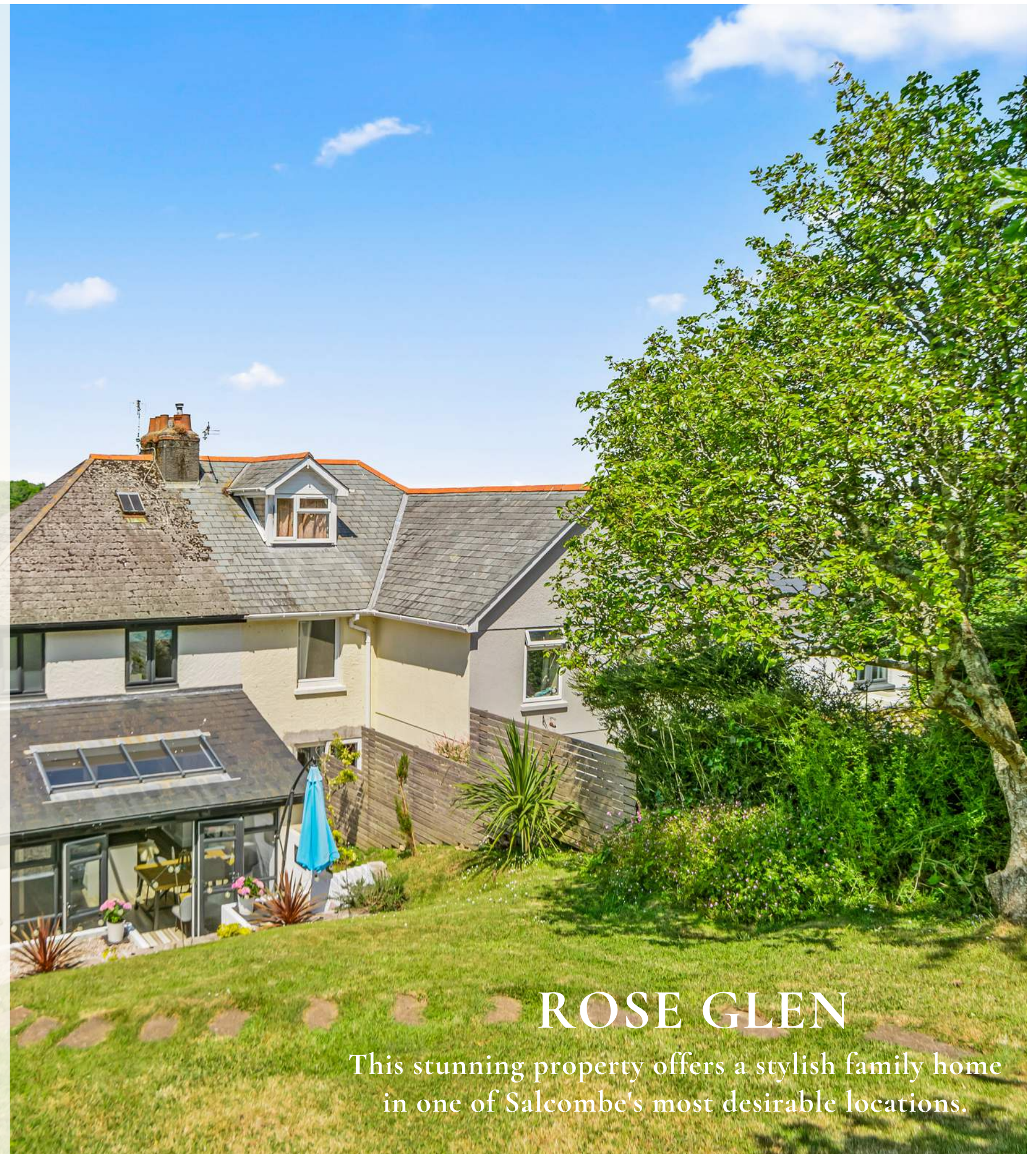
Outside

Sun terrace, lawned gardens, decking area,
garage and off-street parking

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street, Salcombe, TQ8 8ET



ROSE GLEN

This stunning property offers a stylish family home
in one of Salcombe's most desirable locations.

Rose Glen makes an immediate impression the moment you step through the front door. This exquisite three-bedroom home has been meticulously extended and refurbished to a high specification, blending contemporary design with elegance throughout. Perfectly positioned just a short walk from the centre of Salcombe, Rose Glen is the ideal balance of modern living and coastal charm.

Upon entering, you are welcomed by a spacious, open-plan living area, combining the lounge, kitchen, and dining space, all seamlessly connected with glass doors opening onto a sunny terrace. The extension features a striking glass roof that fills the room with natural light, offering delightful views of the expansive garden. The sleek, modern kitchen with a central island and comfortable dining area is perfect for both everyday family life and entertaining guests. A door from the kitchen leads to a large utility room and a downstairs shower room. From here, you also have access to the garage, currently used for storage, but with potential for further expansion to create additional living space. There is also the wonderful added bonus of underfloor heating in the kitchen, dining area, as well as the downstairs utility and shower room.

Upstairs, you'll find a modern family-sized bathroom with both a bath and shower, as well as two generously sized king bedrooms and a third bedroom, currently used as an office. The main bedroom enjoys picturesque views over Batson Creek.

The south-facing garden can be accessed through the glass doors in the dining area, leading to a spacious decked area at the top of the garden. From here, you can enjoy sweeping views over Batson Creek and the Kingsbridge Estuary, making this an ideal space for outdoor entertaining or relaxing in the evenings.

To the front of the property, there is a large off-street parking area with space for up to three cars.

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the Southwest with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.





Key Features

- Beautifully presented throughout
- Recently modernised and extended
- Open plan kitchen/dining/living room
- 3 Bedrooms
- 2 Bathrooms
- Stunning gardens with south facing terrace
- Decking with Estuary views
- Garage and off-street parking
- Close to town centre and harbours

“Rose Glen makes an immediate impression the moment you step through the front door.”





Property Details

Services:	Mains electricity, water, gas, and drainage. Gas-fired central heating.
EPC Rating:	Current: D, Potential: B
Council Tax:	Band C
Tenure:	Freehold
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

On entering Salcombe from Kingsbridge, turn left at the first crossroads into Onslow Road. Proceed down the hill, Rose Glen will be found on your right hand side.

Viewing

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



Floor Plans

Rose Glen, Onslow Road, Salcombe, TQ8 8AH

Approximate Gross Internal Floor Area = 97.9 sq m / 1054 sq ft
Garage Area = 14.2 sq m / 153 sq ft
Total Area = 112.1 sq m / 1207 sq ft

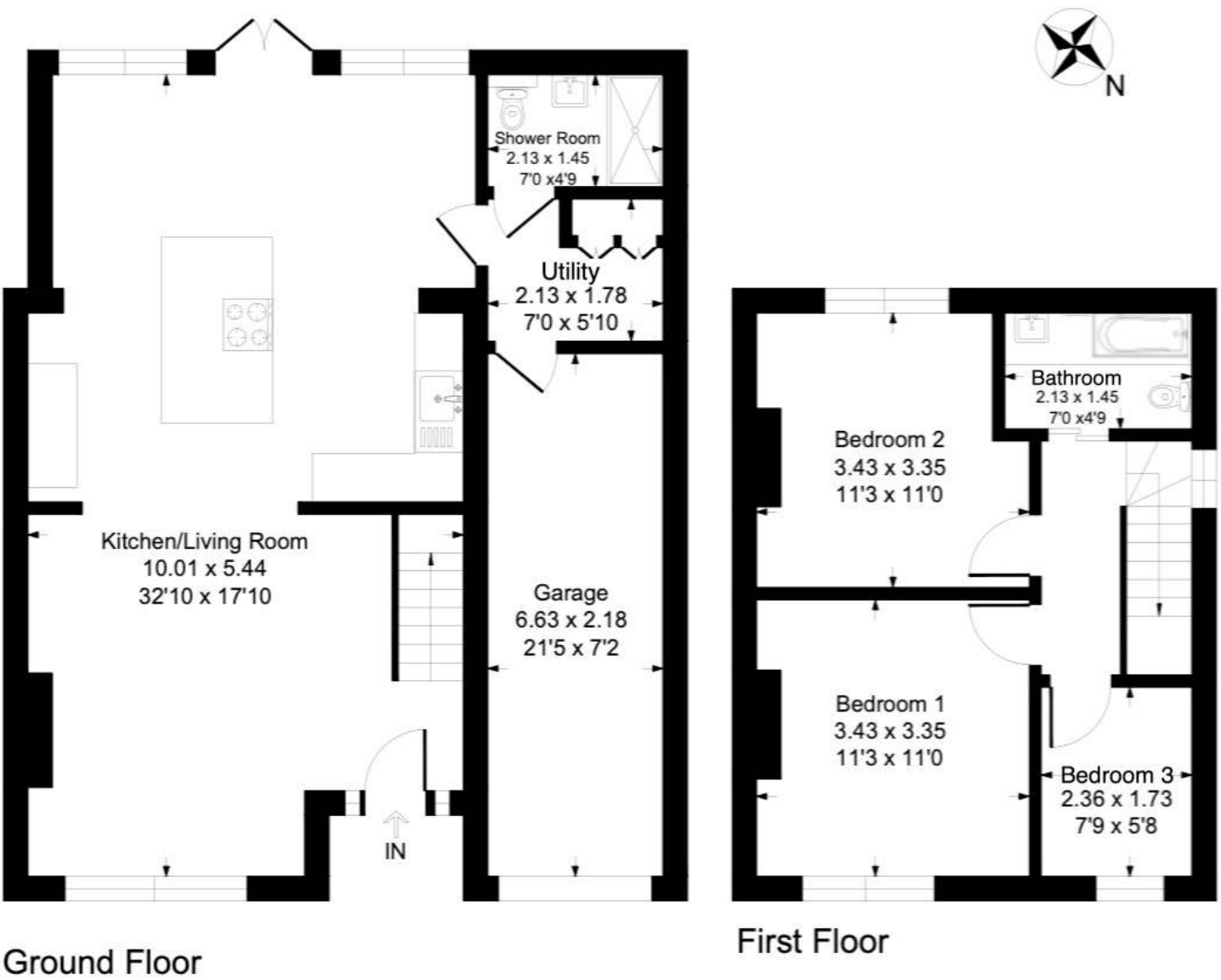


Illustration for identification purposes only, measurements are approximate, not to scale.



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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.




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