

# 2 MOORLAND VIEW SALCOMBE





2 Moorland View | Bonaventure Road  
Salcombe | Devon | TQ8 8BD

#### Mileages

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

#### Accommodation

##### Ground Floor

Entrance hall, sitting room, dining area, kitchen

##### First Floor

Two double bedrooms, en-suite shower room,  
family bathroom

##### Second Floor

Third bedroom

##### Outside

Garage, front garden, rear paved courtyard

---

#### Salcombe Office

01548 844473 | [salcombe@marchandpetit.co.uk](mailto:salcombe@marchandpetit.co.uk)  
24 Fore Street, Salcombe, TQ8 8ET



**2 MOORLAND VIEW**  
“A beautifully presented 3 bedroom  
terraced house near the heart of Salcombe.”



2 Moorland View is a delightful three bedroom terraced house, offering stunning interiors, views towards the Salcombe Estuary, a garage with additional private parking, a garden, and a rear courtyard.

The accommodation is arranged over three levels, all well proportioned and beautifully presented. You enter the property into a spacious entrance hall, which flows seamlessly into the dining area, living room, and kitchen. There is plenty of natural light, thanks to the wonderful bay window in the living room and the patio doors in the dining area that lead to an enclosed courtyard – perfect for al fresco dining.

Stairs from the entrance hall lead to the first floor, which boasts two generously sized bedrooms, one with an en-suite, and an additional family bathroom. Stairs lead to the further third bedroom on the second floor, which enjoys two skylight windows.

Outside, the property offers a detached garage with an additional allocated parking space. There is a low maintenance front garden that enjoys a blend of lawn and patio, and to the rear, an enclosed courtyard with gated access.

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.







## Key Features

- 3 Double bedrooms
- En-suite shower room and family bathroom
- Views towards Salcombe Estuary
- Beautifully presented throughout
- Garage with additional parking space
- Garden and private courtyard
- A short walk to Salcombe town centre and harbours

“2 Moorland View is a beautifully presented 3 bedroom terraced house near the heart of Salcombe, offering views towards the stunning estuary.”









# Property Details

Services:	Mains electricity, water, and drainage. Electric central heating.
EPC Rating:	Current: C, Potential: B
Council Tax:	Band D
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

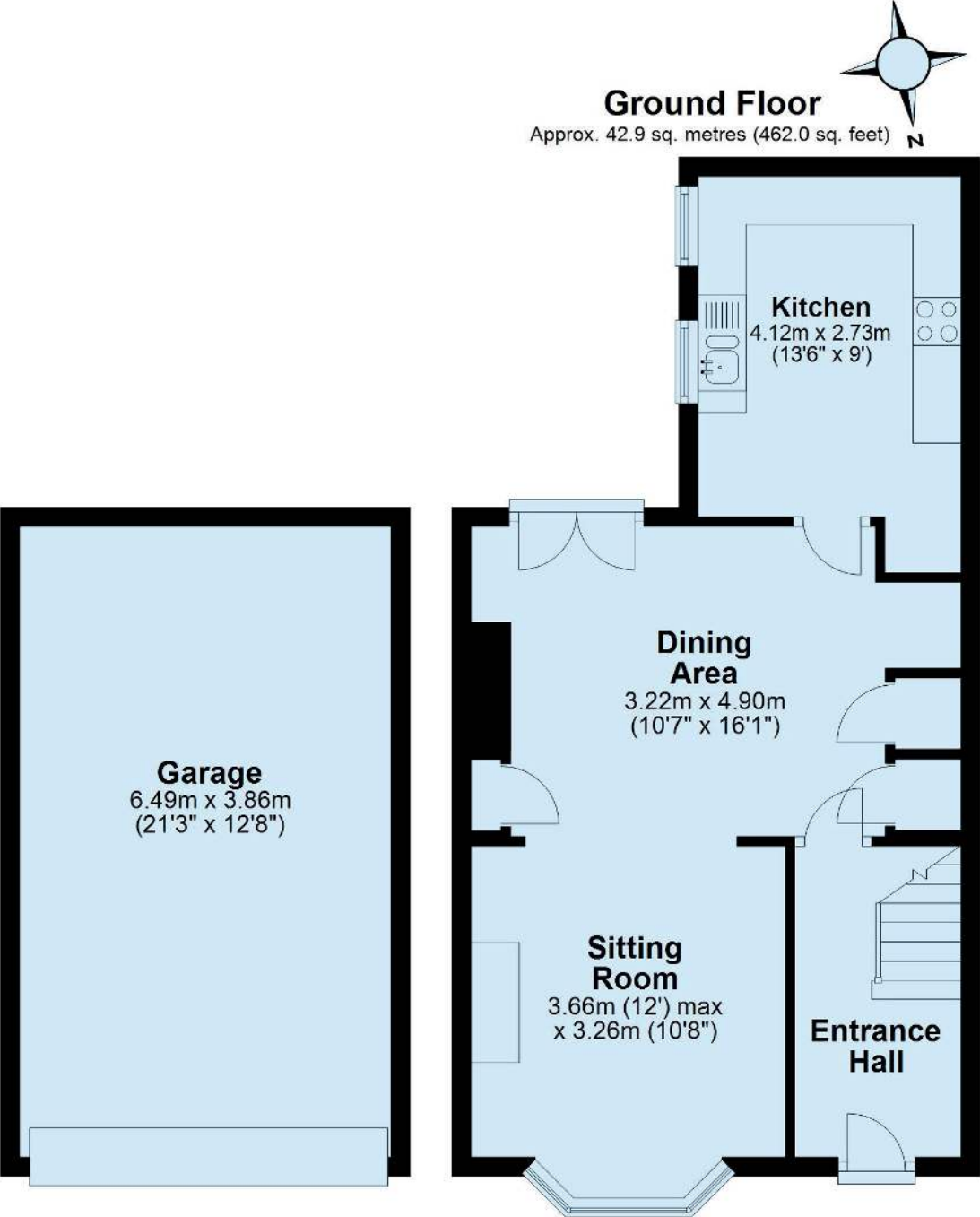
From our Salcombe office, proceed along Fore Street. After passing the Marine Hotel on your left, take the sharp hairpin bend to the right into Newton Road. Continue to the top of the hill, then turn left into Devon Road. Follow Devon Road for a short distance, and at the second part of the double bend, take the second turning on the right into Herbert Road. From there, take the first turning on the right into Bonaventure Road. Continue along this road for just over 100 yards. After entering the unmade section, the property will be found about 100 yards further on the left-hand side.

### Viewing

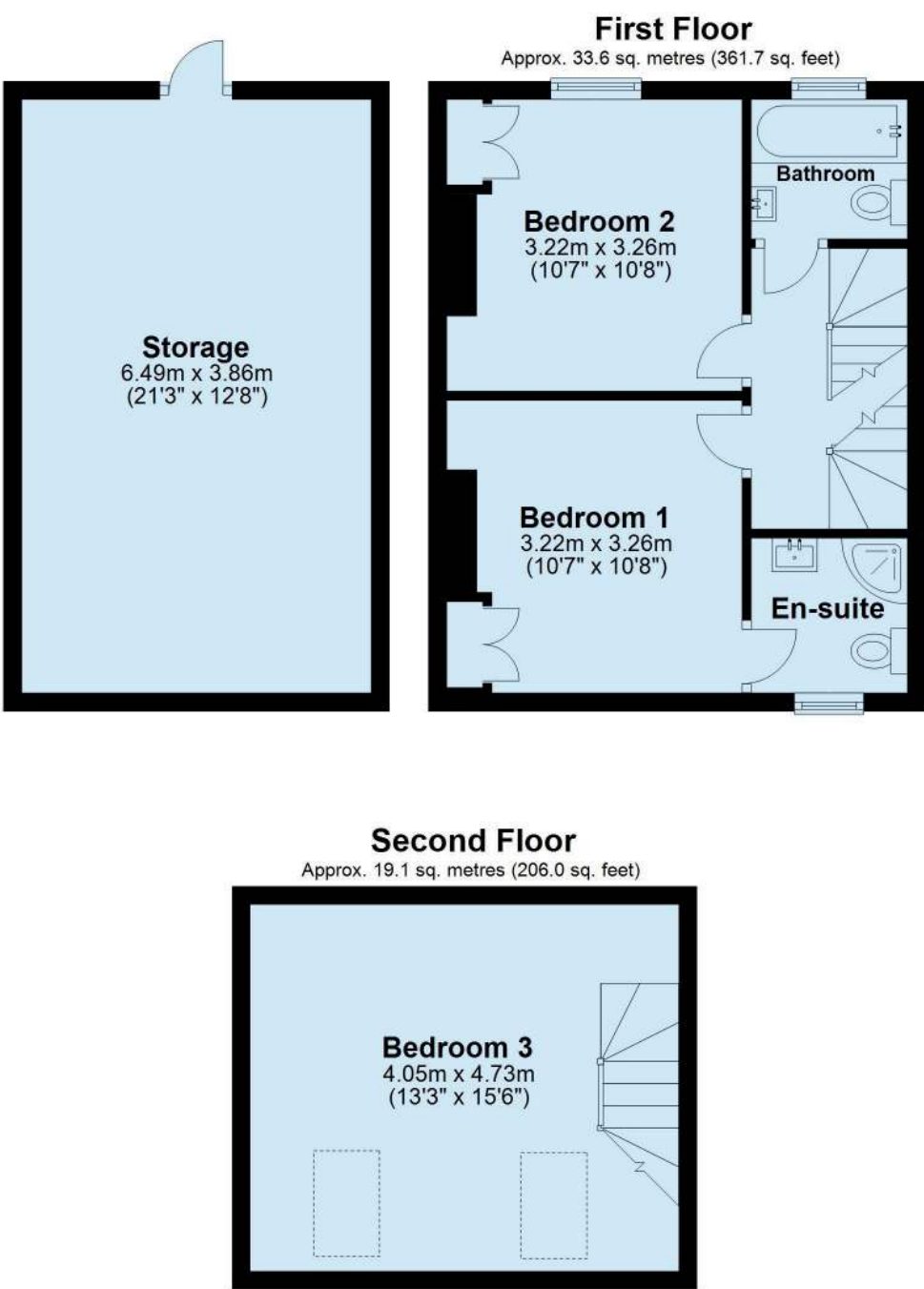
Very strictly by appointment only through Marchand Petit (Salcombe Office)  
Tel: 01548 844473



# Floor Plans



Total area: approx. 95.7 sq. metres (1029.7 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](mailto:salcombe@marchandpetit.co.uk)

[MARCHANDPETIT.CO.UK](http://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