

UPPER DECK

SALCOMBE



Upper Deck | Raleigh Road | Salcombe Devon | TQ8 8BH

Upper Deck is a delightful upper-floor apartment offering bright and comfortable living spaces, with scenic views towards Salcombe Estuary and the countryside beyond, and is just a short walk from the town centre and harbours. The property is flooded with natural light thanks to large picture windows in all the main rooms, creating an airy, spacious atmosphere throughout.

You enter the property through a modern, well-equipped kitchen/breakfast room, featuring integrated appliances and wooden worktops. Off the central hallway, you'll find the sitting room, which boasts a stone fireplace, a large picture window, and a rooflight. There are also two generously sized double bedrooms, a third single bedroom, and a large family bathroom with both a bath and a shower cubicle.

Outside, the property benefits from a sheltered, low-maintenance sun patio and garden, ideal for al-fresco dining, as well as off-street parking.

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.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe

TQ8 8ET



Property Details

Services:	Mains gas, electricity, water, etc
EPC Rating:	Current: D, Potential: C
Council Tax:	Band D
Tenure:	Leasehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- 3 Bedrooms
- Modern kitchen/breakfast room
- Sitting room with fireplace
- Family bathroom including separate shower
- Garden with sun terrace
- Off street parking
- Close to Salcombe town and harbours

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 first crossroads by the bus shelter into Onslow Road. Take the first turning right into Camperdown Road, and then the first turning left into Raleigh Road. Proceed along this road for about 200 yards, and the property will be found towards the end on the left-hand side.

Viewing

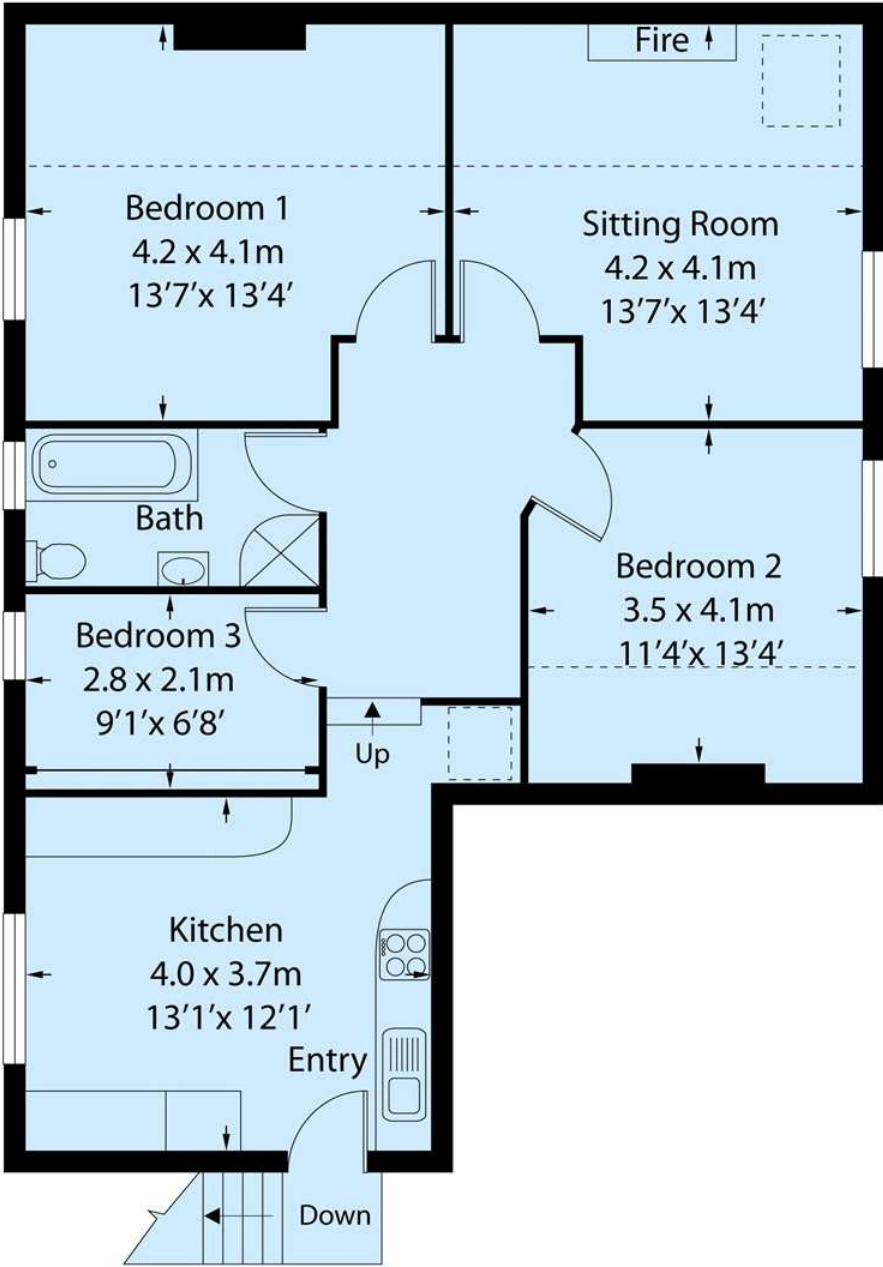
Very strictly by appointment only through Marchand Petit (Salcombe Office)
Tel: 01548 844473



Floor Plans



NB. This FloorPlan is for illustrative purposes only.
All dimensions are approximate.



Total area 83.6 sq.m
(899.8 sq.ft) Approx



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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.