

8 LITTLE HILL SALCOMBE



8 Little Hill | Salcombe Devon | TQ8 8LZ

A beautifully presented detached home situated in the peaceful residential area of Beadon, just a short walk from the stunning North Sands Beach and within easy reach of Salcombe's vibrant town centre and picturesque harbours.

8 Little Hill occupies a generous corner plot and offers spacious, well-balanced accommodation throughout. The recently renovated interior includes a stylish, well-equipped modern kitchen that opens into a bright and airy sitting/dining room, featuring a large picture window and a charming feature fireplace. The ground floor also benefits from a welcoming porch, a convenient cloakroom, and a versatile additional reception room - ideal as a formal dining room, home office, or third bedroom.

Upstairs, you'll find two generously sized double bedrooms and a contemporary family bathroom, all finished to a high standard.

Externally, the property is approached via a tarmacadam driveway offering ample off-road parking and access to a single attached garage. Beautifully maintained gardens wrap around the home, providing a lovely setting for outdoor enjoyment.

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 Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services:	Mains electricity, water, and drainage. Electric heating. Underfloor heating in the kitchen and bathroom.
EPC Rating:	Current: F, Potential: B
Council Tax:	Band E
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Charming family home
- 3 Bedrooms
- Light and airy accommodation throughout
- Sought after residential area
- Sitting room with feature fireplace
- Wonderful front and rear gardens
- Garage, store and ample driveway parking

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

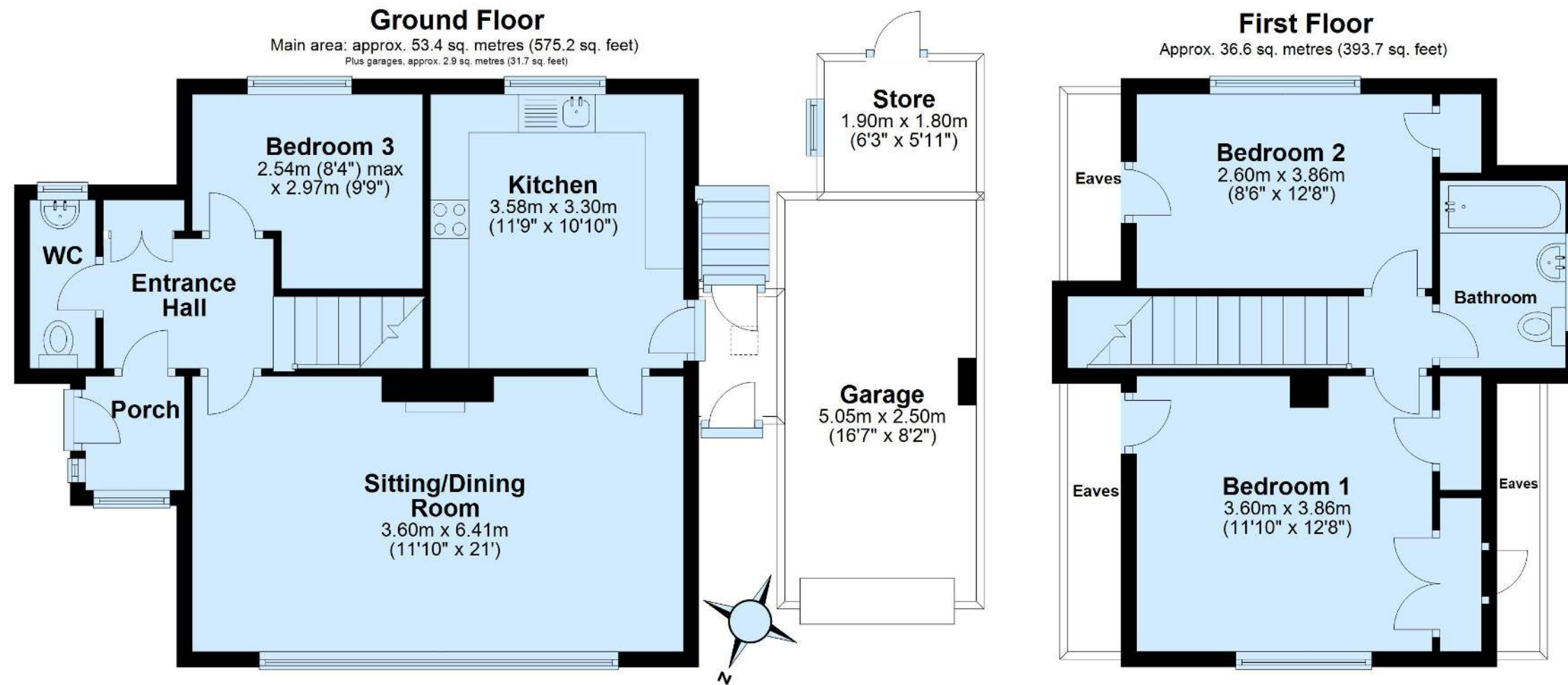
On entering Salcombe, turn right at the first crossroads into Beadon Road. Take the first turning on the right into Longfield Drive, then turn right again into Little Hill. The property will be found on your right-hand side toward the end.

Viewing

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



Floor Plans



Main area: Approx. 90.0 sq. metres (968.8 sq. feet)
Plus garages, approx. 2.9 sq. metres (31.7 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.