

TRAMAR



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

TRAMAR

Located in one of Salcombe's most sought-after residential areas, this charming and beautifully presented four-bedroom terraced home offers spacious and flexible living arranged over three well-planned storeys. Whether you're searching for a comfortable family home or a stylish coastal retreat, this property ticks all the boxes with its blend of character, practicality, and prime location.

Upon entering the property, you're welcomed by a useful entrance porch that leads into a central hallway - a practical space for coats and shoes that sets the tone for the rest of the home. To the front, a cosy and inviting sitting room features a charming bay window, which not only adds architectural interest but also floods the room with natural light, creating a warm and relaxing ambiance.

To the rear of the ground floor, the heart of the home is found in the well-appointed kitchen and dining area. This sociable space is ideal for both everyday family living and entertaining, offering ample worktop space and modern fittings. A convenient under-stairs storage cupboard provides additional practicality, while a ground-floor W/C tucked away at the back adds further everyday ease.

Upstairs on the first floor, three comfortable and well-proportioned bedrooms are arranged around a central landing. Each room offers a peaceful retreat, perfect for family members or guests. A contemporary family shower room serves this level, featuring modern fixtures and a clean, stylish finish.

Continuing to the top floor, a large fourth bedroom occupies the entire level. This generously sized space currently serves as a tranquil principal bedroom but offers superb flexibility and could just as easily function as a home office, studio, or playroom - ideal for adapting to your changing needs over time.

Externally, the property enjoys a quaint front courtyard that sets the house back from the road, while the beautifully landscaped rear garden offers an ideal outdoor sanctuary. With combination of decking, patio, and lawned areas, the garden is perfectly suited to al fresco dining, relaxing in the sunshine, or entertaining family and friends. The property also benefits from off-street parking at the rear, accessed via a lane, which provides direct access to the garden.

With its versatile layout, tasteful interiors, and highly desirable location in Salcombe, this delightful home offers a rare opportunity to enjoy coastal living in comfort and style.

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.



PROPERTY DETAILS

Property Address

Tramar, Raleigh Terrace, Raleigh Road, Devon, [listing_post_code]

Mileages

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

Services

Mains water, electricity gas and drainage. Combi boiler.

EPC Rating

Current: 61, Potential: 77

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE Tel: 01803 861234

Key Features

- Prime Salcombe location near the coast and amenities
- 4 Bedrooms
- Light-filled front room with bay window
- Kitchen/dining room with storage and ground-floor W/C
- Versatile top-floor fourth bedroom
- Landscaped garden with decking, patio, and lawn

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, and Tramar will be found towards the end on the left-hand side.

Viewing



FLOOR PLAN



Total area: approx. 103.0 sq. metres (1108.8 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.