

4 CAMPERDOWN ROAD SALCOMBE



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

4 CAMPERDOWN ROAD

An exciting opportunity to purchase this lovely three-bedroom end-of-terrace home, ideally suited to family living and set in a desirable position on Camperdown Road. With both front and rear gardens, versatile accommodation and excellent outdoor space, this property offers a wonderful balance of comfort and practicality.

An entrance hall leads into a spacious sitting room featuring a fireplace and a bright, welcoming feel. From here, you step through to a kitchen diner fitted with cream shaker-style cabinets and modern appliances, creating a sociable space for everyday living. A door from the kitchen opens directly onto the large, sunny rear garden, where a raised decked seating area provides the perfect spot for outdoor dining and relaxation. The ground floor also benefits from a family bathroom.

Upstairs, there are three well-proportioned bedrooms which offer flexibility for family life and can easily be used as a study or home office if required.

The rear garden is a real feature of the property, with lawn, established planting and ample space for children to play or keen gardeners to enjoy. There is also an outside store and two garden sheds providing useful storage. To the front, a neatly maintained garden adds to the home's kerb appeal.

This charming home combines light-filled living spaces, versatile rooms and excellent gardens, all within a popular residential area of Salcombe — an ideal choice for families or those looking for a comfortable home with room to grow.

Please note that Local Authority restrictions apply.

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

4 Camperdown Road, Salcombe, Devon, TQ8 8AX

Mileages

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

Services

Mains electricity, gas, water, and drainage. Gas central heating.

EPC Rating

Current: 68, Potential: 75

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Desirable Salcombe location
- A short walk from Salcombe town centre and amenities
- Three versatile bedrooms ideal for family living or home working
- Spacious sitting room with feature fireplace
- Large, sunny rear garden with raised decked seating area, lawn and sheds
- Attractive front garden and useful outside storage space
- Local Authority restrictions apply

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 onto Onslow Road. Turn right onto St Dunstans Road, proceed along the road and take the left hand turn onto Camperdown Road. 4 Camperdown is half way along the road on the right.

Viewing

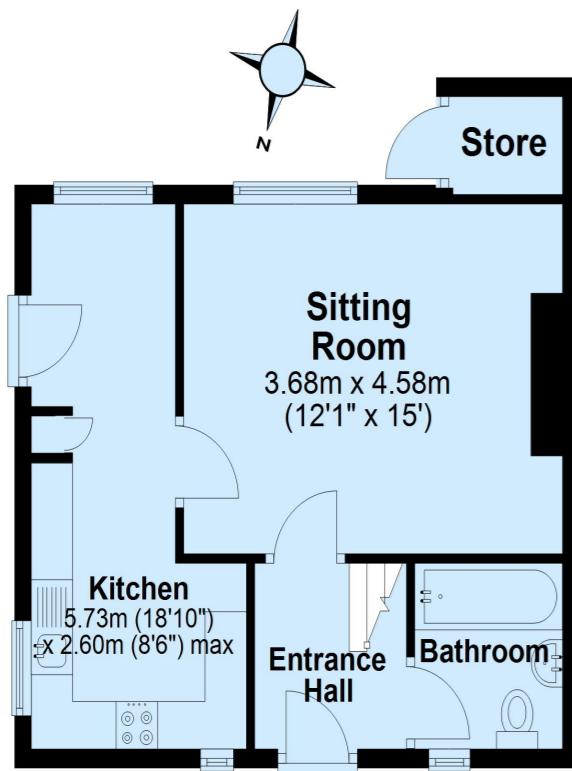
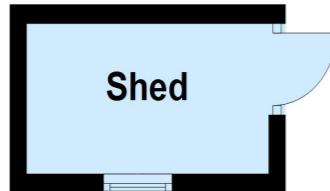
Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



FLOOR PLAN

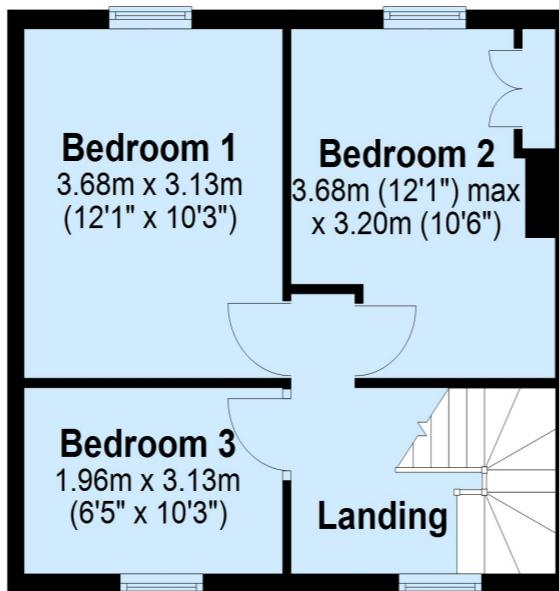
Ground Floor

Main area: approx. 38.3 sq. metres (412.5 sq. feet)
Plus outbuildings, approx. 4.6 sq. metres (49.9 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



Main area: Approx. 75.2 sq. metres (809.0 sq. feet)

Plus outbuildings, approx. 4.6 sq. metres (49.9 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.