



Breton





# Breton

Herbert Road, Salcombe, TQ8 8HN

Waterfront and Town 0.5 miles. Kingsbridge 6 miles. Totnes Train Station 23 miles.

An attractive and substantial detached 1930's property, located in a highly desired location, within walking distance of the town and waterfront that benefits from parking, a garage and good-sized gardens.

- An Attractive Detached 1930's Property
- Within Walking Distance Of The Town
- Two Reception Rooms
- Much Potential To Enhance Further
- Freehold
- Highly Sought After Location
- Parking And Garage
- Three Bedrooms
- No Onward Chain
- Council Tax Band G

Guide Price £1,200,000

## SITUATION

Salcombe is located beside one of the loveliest estuaries in the South West with a beautiful harbour, unspoilt countryside and an excellent range of fine shops, restaurants and inns. A popular area for yachting and water enthusiasts, Salcombe also offers lovely sandy beaches and spectacular cliff-top walking. There are many places of outstanding natural beauty close by, including Thurstlestone, South Milton, Bantham & Hope Cove, whilst Kingsbridge is just 6 miles away and offers a primary and secondary school and sixth form and a varied range of shops, services and facilities.

## DESCRIPTION

A wonderfully spacious, detached 1930's property with many charming features that has huge potential to update/re-develop if desired.





## ACCOMMODATION

The property is a substantial, detached house with many original features including lovely high ceilings, picture rails and although now requiring some modernisation it presents a fabulous opportunity to enhance further. The ground floor comprises access into the hallway with doors to all rooms. The kitchen/breakfast room is fitted with a range of units, along with an electric oven and gas hob, spaces for other appliances. The dining room overlooks the garden, as does the sitting room which has a fireplace with original 1930's wooden surround. Cloakroom/WC. Bedroom 3/study. On the first floor there are two generous double bedrooms, both enjoying fabulous views -one with a view out to sea and the other with a view up the estuary. Family bathroom complete with a bath, WC, wash hand basin and shower.

## OUTSIDE

There are planted gardens to the front of the property, with driveway parking for one car, also provides access to the garage.

## SERVICES

Mains water, drainage, electric and gas-fired central heating. Ultrafast broadband and various mobile networks EE, O2 and Vodafone are available in this location.

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## DIRECTIONS

From Kingsbridge head to West Alvington and then follow the A381 out to Salcombe. Take the first left in Salcombe, at the end of Raleigh Road turn right into Loring Road and Breton will be found straight ahead at the junction of Herbert Road.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.

## AGENTS NOTE

Please note the neighboring property is undergoing renovation works presently with planning ref: 0161/23/HHO.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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