



Richsands



Richsand

Kingsale Road, Salcombe, TQ8 8AS

Salcombe Harbour 0.5 mile; Kingsbridge 6 miles; Plymouth 24 miles

A nicely tucked away bungalow with four bedrooms, driveway parking, a double garage and pretty gardens within walking distance of the town and harbour.

- Detached Bungalow
- Four Bedrooms
- Parking and Double Garage
- Generous Sitting/Dining Room
- Freehold
- Private Position
- Pretty Gardens
- Kitchen and Utility Room
- Scope To Alter Subject To PP
- Council Tax band E

Guide Price £625,000

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 Thurlestone, 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 detached bungalow, situated in a tucked away location just off of Kingsdale Road, within walking distance of the harbour and town. The property was built in 1978 and now offers a wonderfully spacious property with much scope to enhance/alter subject to personal requirements.



ACCOMMODATION

The property is spacious, with positive light and flow with a warm feeling throughout. The accommodation is flexible and includes from the hallway a kitchen fitted with a range of wall and base units, inset gas hob, oven and space for dishwasher, breakfast bar. Open to a, useful, utility room with space and plumbing for a washing machine, and access to the garden. There is a generous sitting/dining room, with feature gas fire, patio doors leading to the garden. The master bedroom is a large double, overlooking the garden with built in wardrobes. There are three further double bedrooms, a family bathroom complete with a retro Avocado suite and separate WC.

OUTSIDE

The gardens are really pretty and wonderfully private, with planted borders, lawn and a seating area. There is also the advantage of driveway parking and double garage.

SERVICES

Mains water, drainage, electric.

Ultra fast broadband is available at this location.

Full mobile coverage via Three, EE, Vodafone and O2 are available at the property.

TENURE

Freehold

LOCAL AUTHORITY

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

DIRECTIONS

From Kingsbridge, take the A381 towards Salcombe, going through the village of Marlborough and on to Salcombe. On arriving in Salcombe, take the first left at the junction just after the zebra crossing then shortly after the following right onto St Dunstons Roads. Follow this to the top of the hill with Kingsale Road on your left. Richsand will be found on the right hand side at the end of the gravel driveway.

What3words: Shed.Carbonate.Bystander



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.



Ground Floor
Approx. 124.3 sq. metres (1338.4 sq. feet)

- Double Garage: 5.64m x 5.60m (18'6" x 18'4")
- Bedroom 1: 3.68m x 4.39m (12'1" x 14'5")
- Bedroom 2: 4.68m x 3.38m (15' x 11'1")
- Bedroom 3: 2.85m x 3.38m (9'6" x 11'1")
- Bedroom 4: 4.22m x 3.63m (13'10" x 11'7")
- Dining Room: 2.95m x 2.36m (9'8" x 7'9")
- Sitting Room: 4.45m x 4.88m (14'7" x 16')
- Kitchen/Breakfast Room: 3.48m x 3.43m (11'5" x 11'3")
- Utility: 3.76m x 2.42m (12'4" x 7'11")
- Bathroom
- WC
- Entrance Hall

Total area: approx. 124.3 sq. metres (1338.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(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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