







## Rose Glen

**Onslow Road, Salcombe TQ8 8AH**

Rose Glen has been transformed by its current owners by both modernisation and extension to provide a fabulous, contemporary family home.

With a significant extension at ground floor level to the rear, the newly enlarged living area provides the 'wow factor' with open plan design, double doors to the rear terrace, glass panels in the single storey extension and a striking new kitchen/dining area. The house is filled with light and this ground floor area seamlessly extends out to the rear patio and garden. With a new shower room and separate utility room, the single garage is integral to the house as well. Upstairs are 3 bedrooms (2 doubles and a single) and a family bathroom.

Outside the rear terrace provides a lovely area for sitting out and entertaining, while steps lead up through the lawned garden and fruit trees to a terrace at the top, from where you can enjoy views of the Estuary. To the front of the house is ample off-street parking.

The town is not far away with its shops, cafes and restaurants and easy access to the water and sandy beaches of the Estuary.

- **Beautifully presented**
- **Recently extended/modernised**
- **Fabulous living space**
- **3 bedrooms**
- **2 bathrooms**
- **Delightful gardens**
- **Decking with Estuary views**
- **Stunning south facing terrace**
- **Garage and parking**
- **Close to town**



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[www.luscombemaye.com](http://www.luscombemaye.com)

A beautifully presented semi-detached house, recently modernised and extended to an extremely high standard providing fantastic living space, delightful gardens and decking enjoying Estuary views

## Rose Glen, Onslow Road, Salcombe, TQ8 8AH

Approximate Gross Internal Floor Area = 97.9 sq m / 1054 sq ft  
 Garage Area = 14.2 sq m / 153 sq ft  
 Total Area = 112.1 sq m / 1207 sq ft

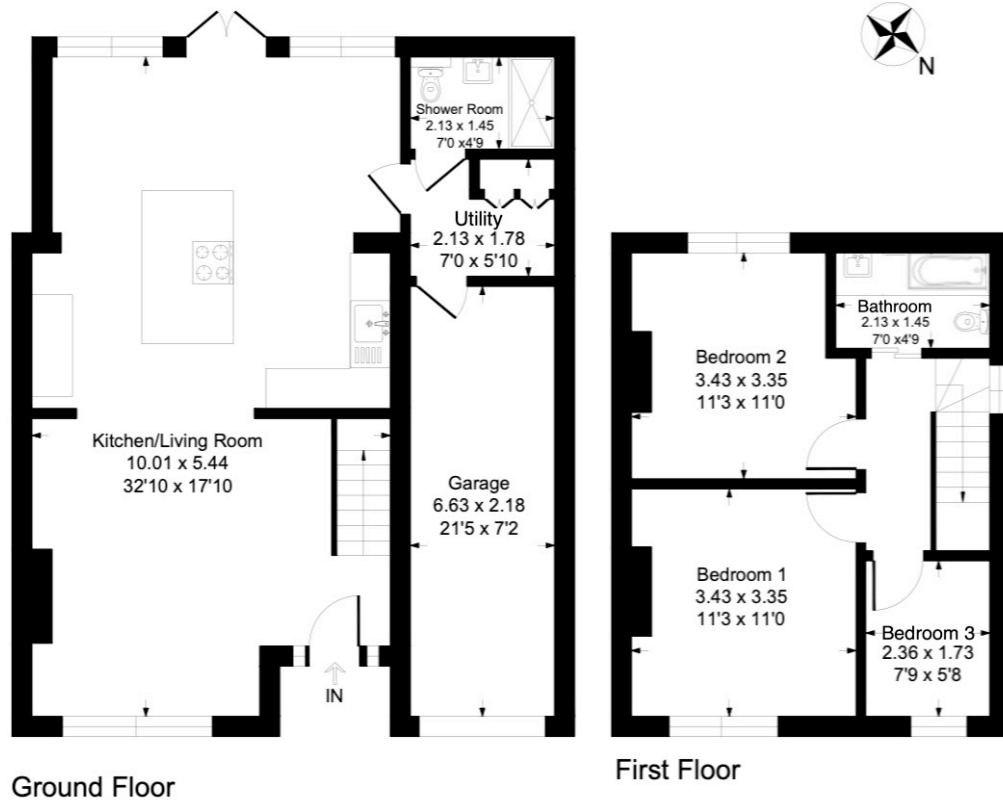


Illustration for identification purposes only, measurements are approximate, not to scale.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



### SERVICES

Mains electric, water, gas and drainage. Gas-fired central heating

### COUNCIL TAX

The property is in Council Tax Band C

### TENURE

Freehold

### LOCAL AUTHORITY

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

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

### DIRECTIONS

From the A381 coming into Salcombe, turn left into Onslow Road after having passed the petrol station. Proceed down the hill and the house will be found on the right hand side.

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-100)                                    | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         | 80        |
| (55-68)                                     | <b>D</b> | 66      |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |