







Epperstone House

Fortescue Road, Salcombe TQ9 9AP

Epperstone House occupies a glorious position on one of the most sought-after roads in Salcombe. Tucked away down a private drive, the house offers a peaceful location yet offers everything a buyer would expect from a property of this quality.

Outstanding water views are found from the generously sized reception room, with large sliding doors giving access onto a very generous, south-facing terrace and the pretty, terraced gardens. The same breathtaking view is afforded to the master bedroom suite on this floor. The reception room opens through to a dining area and then into the kitchen. There is also a cloakroom at this level.

Three further double bedrooms, all with en-suites, are found on the lower floor, together with a utility room and substantial additional storage space.

Outside there is a detached double garage with parking for 4-5 cars. The gardens are primarily to the south of the property, prettily terraced and designed for low maintenance. There is also a gate at the bottom of the garden which leads directly onto Main Road.

The centre of Salcombe is not far away with its bars, cafes and restaurants, access to the water for boating and the sandy beaches of the Estuary. North Sands beach is also easily reached via Sandhills Road.

An impressive detached house, located in one of the most sought-after locations in town, enjoying truly outstanding views of the Estuary and out to sea, with pretty gardens, double garage and parking

- Outstanding water views
- Large south facing terrace
- Quiet location
- Spacious accommodation
- 4 bedrooms
- 4 bathrooms
- Cloakroom & utility room
- Pretty, terraced gardens
- Gas-fired central heating
- Double garage
- Plentiful parking

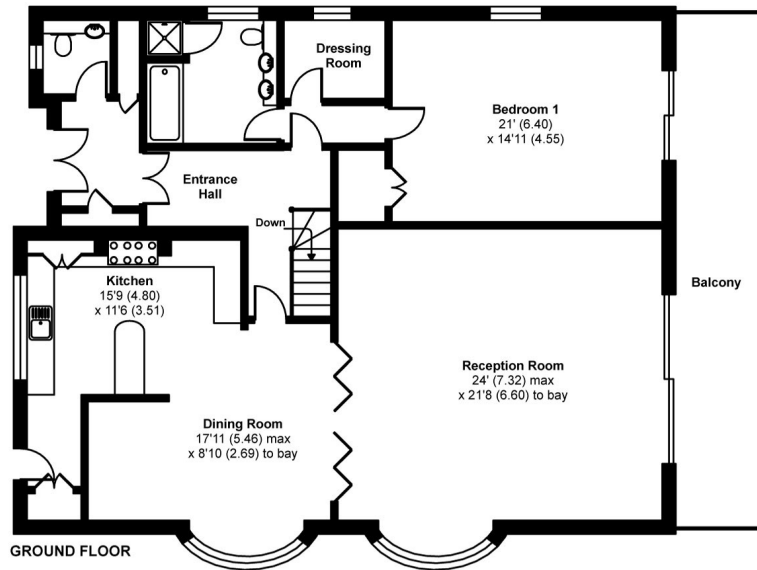


2 Island Square, Salcombe, Devon, TQ8 8DP

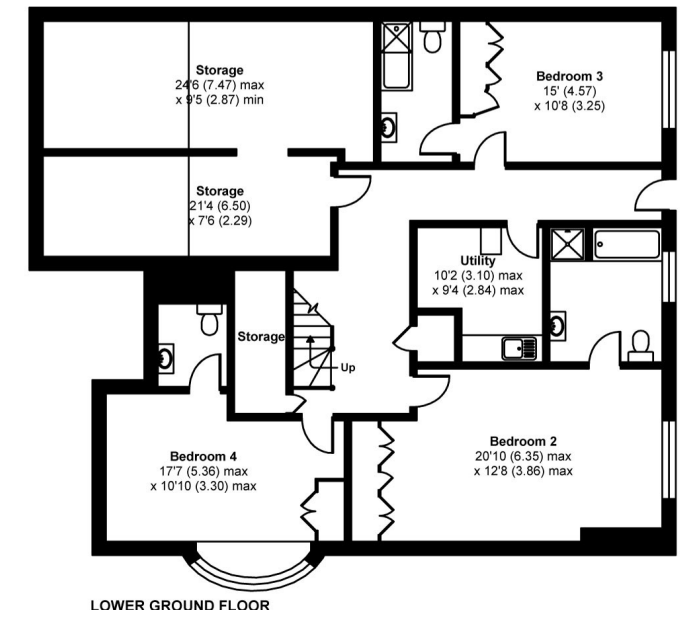
Telephone 01548 845090

salcombe@luscombemaye.com

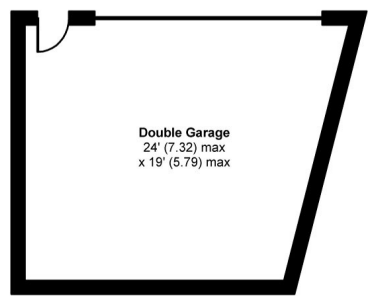
www.luscombemaye.com



Approximate Area = 3407 sq ft / 316.5 sq m
 Garage = 410 sq ft / 38 sq m
 Outbuilding = 56 sq ft / 5.2 sq m
 Total = 3873 sq ft / 359.8 sq m
 For identification only - Not to scale



OUTBUILDING



SERVICES

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

COUNCIL TAX

The property is in Council Tax Band F

TENURE

Freehold

LOCAL AUTHORITY

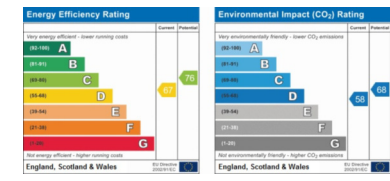
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

DIRECTIONS

Enter Salcombe on the A381 and pass by the petrol station and keep on Main Road. Follow the road round a sharp left hand bend and then take the first turning left into Devon Road. Immediately bear left again into St Dunstons Road. Turn left into Fortescue Road and after about 100 yards you will see a driveway on your left signed to Epperstone and Berry Ridge. Drive down the driveway and Epperstone House will be found at the end.



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