







Dory Cottage

Island Street, Salcombe TQ8 8DL

Situated just a short level walk from Salcombe town centre, Dory Cottage has been upgraded by its current owners and is beautifully presented throughout.

The property is approached via steps at the front, opening out onto two large sun terraces with plenty of space for entertaining and al fresco dining. On entering Dory Cottage, you will find an open plan living/dining/kitchen room with an abundance of natural light. Further accommodation at this level includes a bathroom and a utility room with a door leading to the rear patio, which houses an outside shower - perfect for sandy toes.

Stairs lead from the entrance hall to the first floor landing, where there are three bedrooms and family shower room. A ladder staircase then leads to the loft room currently used as a TV room or occasional bedroom,

All the local facilities are within very easy walking distance including numerous cafes, bars and restaurants, together with access to the water at Whitestrand and Normandy pontoons. Ferries run across the estuary to East Portlemouth, as well as to South Sands, giving access to the numerous sandy beaches and South West Coast Path.

Dory Cottage is a perfect lock up and leave property and has a good rental history.

A well presented house in a central Salcombe location, having family sized accommodation with open plan living, generous sun terraces perfect for outside dining and entertaining, and a level walk into town

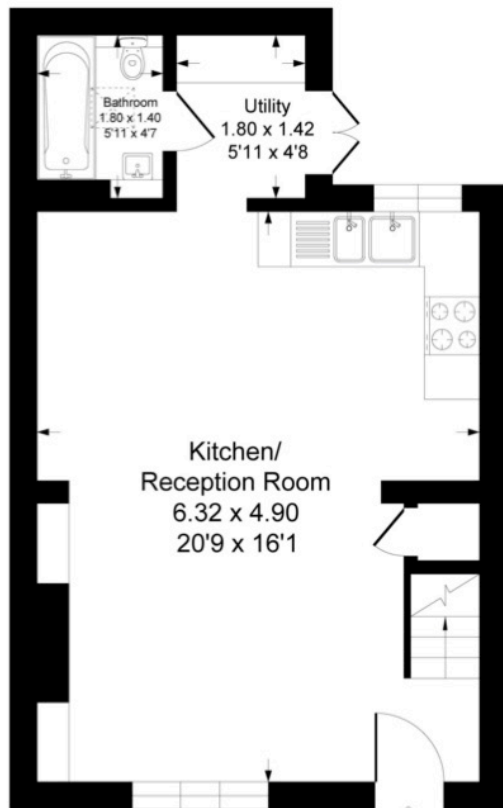
- **Central Salcombe location**
- **Level walk into town**
- **Open plan living**
- **Two sun terraces**
- **3 bedrooms**
- **Family bathroom**
- **Spacious loft room**
- **Beautifully presented throughout**
- **Close to mooring pontoons**
- **Perfect lock up & leave**



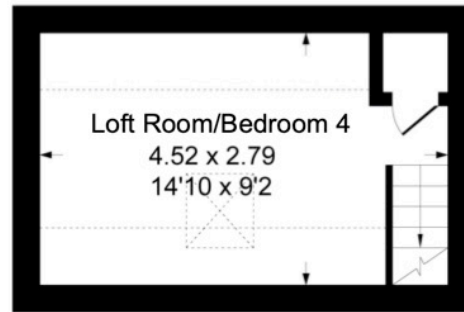
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Dory Cottage, Island Street, Salcombe, TQ8 8DL

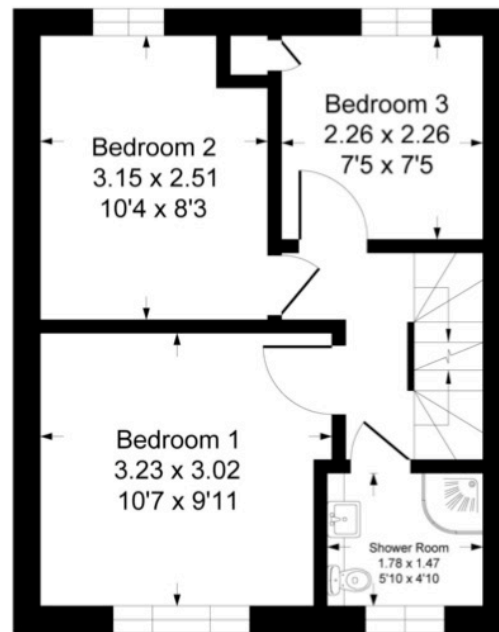
Approximate Gross Internal Area = 80.4 sq m / 866 sq ft



Ground Floor



Second Floor



First Floor

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



SERVICES

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

COUNCIL TAX

Council Tax Band E

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

On entering Salcombe from Kingsbridge, turn left into Onslow Road. Follow this road down the hill and turn left before the church into Shadycombe Road. Take the next turning into Gould Road, and right again into Island Street. Dory Cottage, 4 Croft View Terrace, will be found 200 yards along on the right hand side.

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