







A wonderful detached family house situated in a generous south facing corner plot, with exceptional Estuary and sea views, set in an elevated, peaceful location with attractive mature gardens, garage and parking

- **Stunning Estuary & sea views**
- **Detached family house**
- **South facing**
- **Corner plot**
- **Quiet location**
- **Extensive loft space**
- **4 bedrooms**
- **Mature gardens**
- **Garage & parking**
- **1,978 square feet**

Donhead

St Dunstons Road, Salcombe TQ8 8AR

Donhead is a spacious family home, on the corner of Herbert Road and St Dunstons Road, enjoying an elevated position with breath-taking views of the Estuary, Mill Bay beaches, hillside and sea. It also enjoys a good sized mature garden, which leads down to a single garage and off-street parking area.

The house has generous open plan sitting and dining rooms, with additional extensions from both rooms, creating a welcoming space filled with light, assisted by a conservatory overlooking the garden. The well fitted family kitchen leads to a separate utility room which has access to the rear garden. A shower room and separate w.c. are also found off the kitchen.

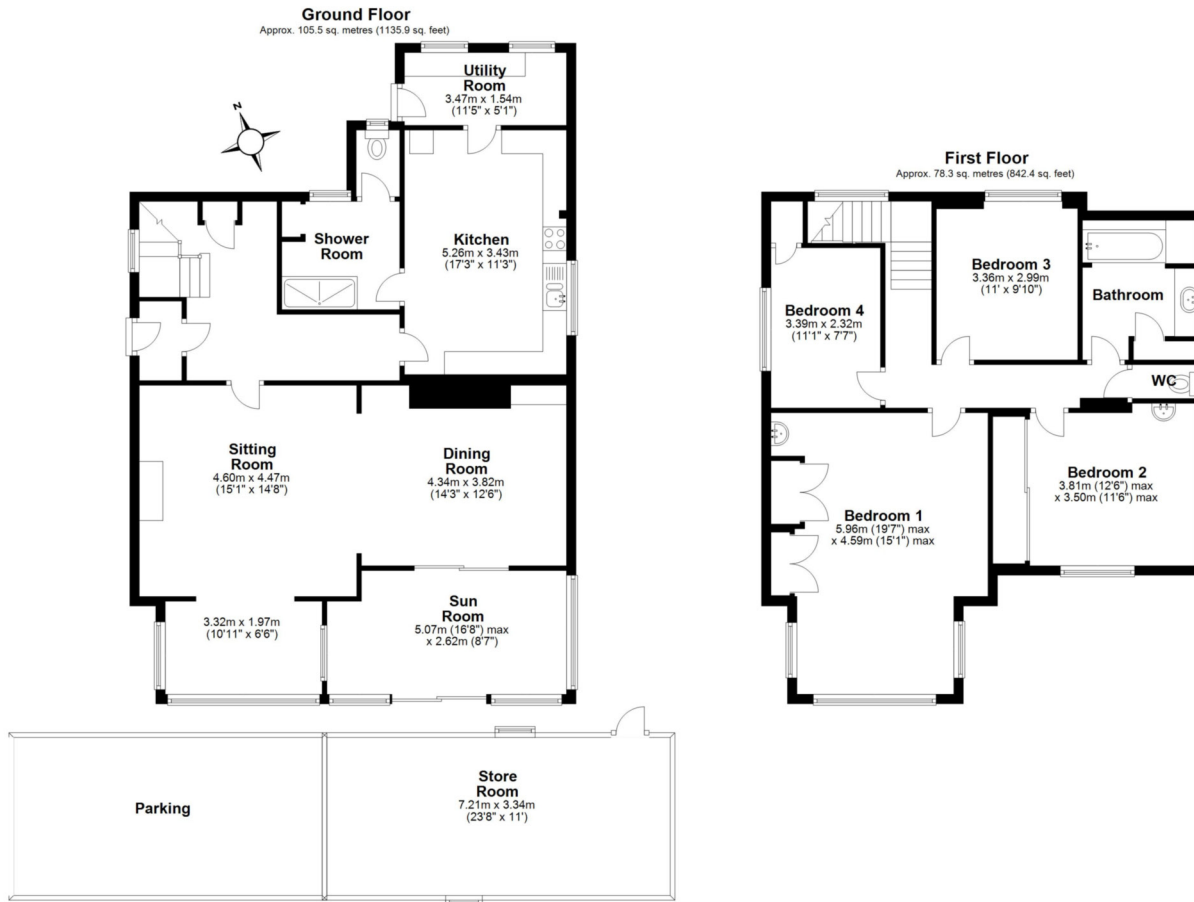
Upstairs the spacious master bedroom has ample storage and a beautiful seating area with bay windows, taking full advantage of the fabulous Estuary and sea views. Bedroom 2 is another generous double room, again with built-in storage, and enviable views. Bedrooms 3 and 4 are found at the side and rear of the house, together with the family bathroom and separate w.c.

The location of Donhead is very special: situated in a highly desirable residential area with stunning views, adjacent to The Berry and woodland. It is close to the local primary school, small convenience shop, North Sands Beach and just a 10 minute walk into Salcombe.



2 Island Square, Salcombe, Devon, TQ8 8DP
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Total area: approx. 183.8 sq. metres (1978.3 sq. feet)
Donhead, St Dunstans Road, Salcombe



SERVICES

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

COUNCIL TAX

The property is in Council Tax Band G

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 and continue along the main road, past the petrol station and follow the road around the tight left hand bend. Take the first turning on the left into Devon Road and left again immediately into St Dunstans Road. Donhead will then be found after a short distance on the right hand side, at the junction with Herbert Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		

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