











Beautifully presented throughout, a four bedroom home with stunning estuary views, private rear garden and within walking distance to the town centre and the many nearby amenities.

- **Spacious accommodation**
- **Beautifully presented**
- **Stunning estuary views**
- **Four bedrooms**
- **Two bathrooms**
- **Light and bright throughout**
- **Private rear garden**
- **Short walk to the town centre**
- **Nearby Amenities**
- **Great family home or holiday home**

## Hillcroft

**Forster Road, Salcombe, TQ8 8EB**

Situated in a private but convenient location off Coronation Road, Hillcroft is just a short walk from the town centre with great access to all the nearby amenities making a wonderful low maintenance family home or second home. The property is light and bright throughout with a spacious lounge diner benefiting from a large bay window with window seat providing the perfect spot to sit and take in the exceptional panoramic views across the town, over the estuary and towards Snapes Point. To the rear of the ground floor is a well equipped kitchen providing access out into the enclosed garden.

Stairs lead from the living room to the first and second floors where there are four well sized bedrooms with both front facing rooms enjoying wonderful far-reaching views down the estuary towards South Pool Creek. Additionally, a bathroom, shower room and eaves storage room can also be found. The property benefits from a private and elevated rear garden with estuary glimpses and various terraces to sit out and enjoy the evening sun, the perfect space for entertaining. On road parking can be found to the front of the property.

All the local facilities are within walking distance including a number of cafés, restaurants and bars alongside access to the water at Whitestrand and Normandy pontoons. Ferries run to both South Sands and East Portlemouth providing access to the many sandy beaches and South West Coast Path.



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## Hillcroft, Forster Road, Salcombe, TQ8 8EB

Approximate Gross Internal Floor Area = 106.5 sq m / 1147 sq ft

Outbuilding Area = 1.3 sq m / 15 sq ft

Total Area = 107.8 sq m / 1162 sq ft

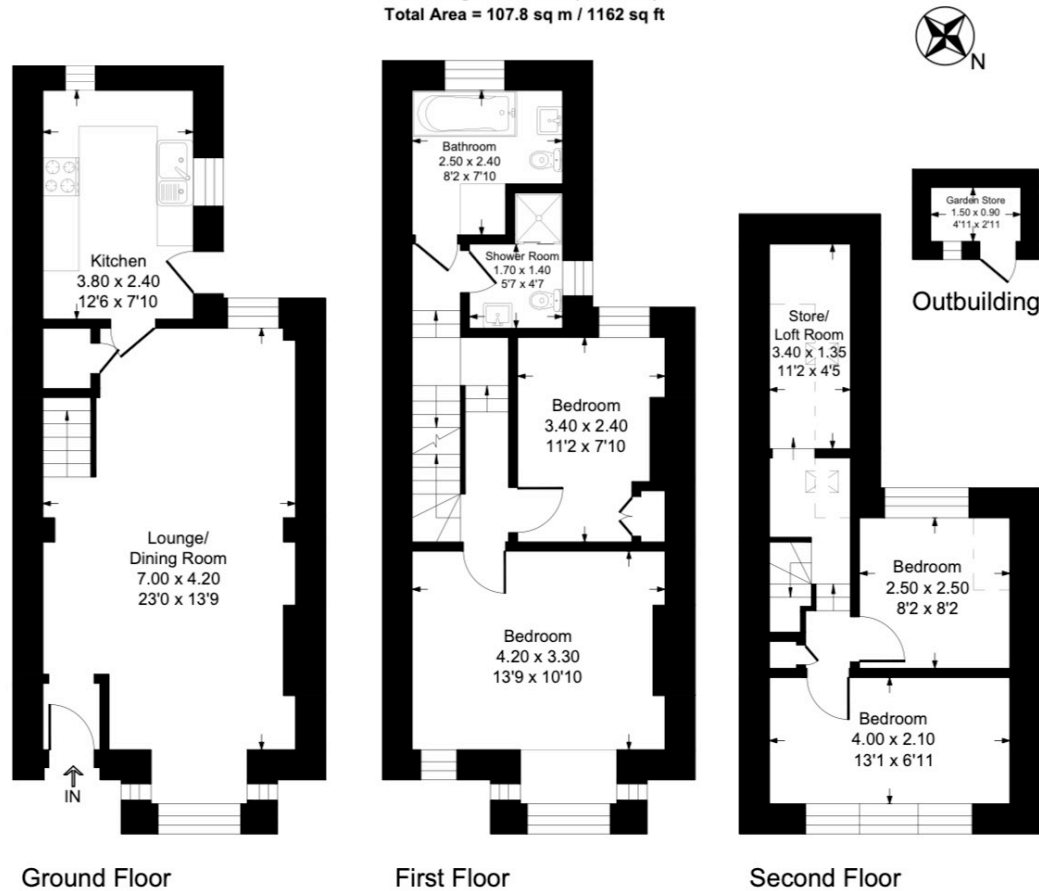


Illustration for identification purposes only, measurements are approximate, not to scale.



### SERVICES

Mains electricity, water and drainage. Gas fired central heating.

### COUNCIL TAX

The property is in 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

Upon entering Salcombe at the crossroads turn left onto Onslow Road, proceed along this road taking the third right hand turning onto Knowle Road. At the junction turn Right onto Coronation Road, proceed down the hill taking the first left hand turning onto Forster Road continuing up the hill and the property can be found towards the end on the left hand side.

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