







5 Longfield Drive

Salcombe, TQ8 8NJ

5 Longfield Drive offers spacious and versatile accommodation throughout. A large eat in kitchen/diner and beautiful south facing reception room with picture window enjoying far reaching countryside views are situated on the ground floor alongside a bedroom with en-suite bathroom and home office. Stairs lead from the entrance hallway to the first floor where four bedrooms and a family bathroom can be found. The master bedroom is generous in size and benefits from a dressing room and en-suite shower room.

To the rear the property enjoys a well manicured south facing terraced garden with a large patio and a garden room ideal for a home office or games room. To the front the property boasts ample parking for four vehicles and a boat as well as an attached double garage with utility room.

Ideally located in a quiet residential area, Longfield Drive is a short walk into the renowned and highly sought after coastal town of Salcombe. Surrounded by wonderful countryside and close to the sea, many stunning local beaches are within easy reach with North Sands just a short walk along a footpath close to the property.

- **Detached**
- **Generous plot**
- **Ample off road parking**
- **Double garage**
- **Five bedrooms**
- **Three bathrooms**
- **Beautiful countryside views**
- **South facing garden**
- **Walking distance to the beach**
- **Fantastic family home**

A fantastic five bedroom detached family home sitting centrally on a substantial plot in a sought-after residential area of Salcombe within walking distance of North Sands beach and the town centre.



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www.luscombemaye.com

5 Longfield Drive, Salcombe, TQ8 8NT

Approximate Gross Internal Floor Area = 219.1 sq m / 2358 sq ft
 Outbuilding Area = 6.9 sq m / 74 sq ft
 Total Area = 226.0 sq m / 2433 sq ft

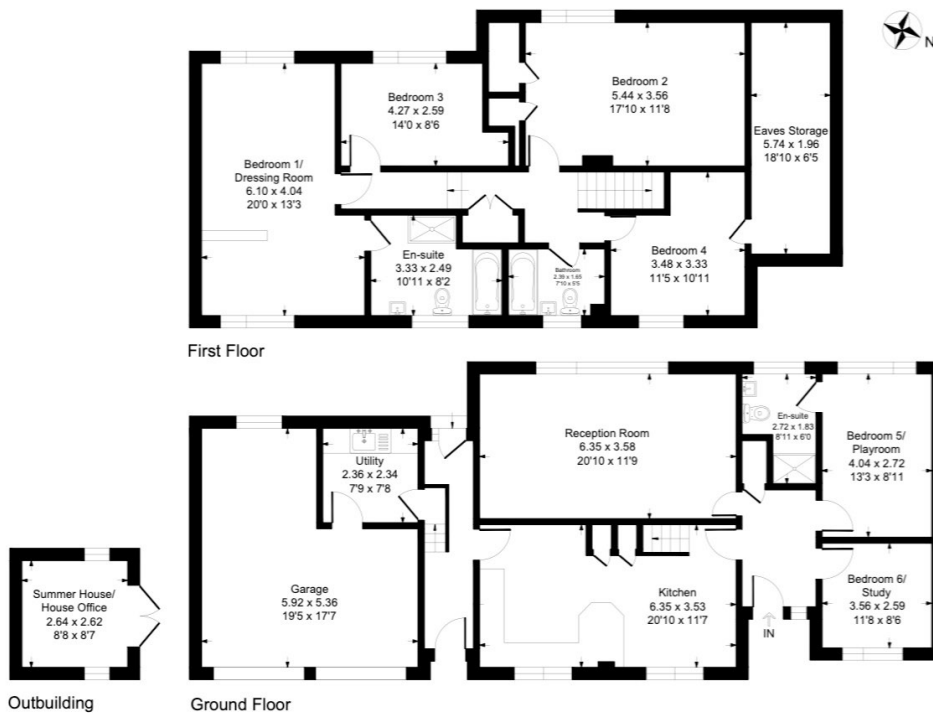


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electricity, water and drainage. Oil 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 845 090.

DIRECTIONS

On reaching Salcombe on the A381 Kingsbridge road, at the crossroads take the right hand turn into Beadon Road, then first right into Longfield Drive and number 5 can be found a short distance along the road on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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