



CHI

MATCHBOX COTTAGE

SALCOMBE

•

TQ8 8BL



15 LORING ROAD

GROUND FLOOR

Entrance Hallway | Kitchen/Dining Room | Sitting Room |
Bedroom 1 With En-Suite | Bedroom 2 | Utility | Shower Room |

EXTERNAL

Private Driveway for 2 / 3 Vehicles | Tiered Patio Garden



“A well presented detached bungalow within the coastal town of Salcombe”...

Matchbox Cottage is a bright and spacious detached bungalow, well-positioned in a convenient location within Salcombe.

- Walking distance into the town centre
- Large private driveway
- No onward chain
- Low maintenance rear garden
- Turn key ready

The property opens to a generous entrance hallway with loft access and a storage cupboard. The living room features a gas fireplace, and there are two bedrooms—both with fitted wardrobes, and the main bedroom benefitting an en-suite shower room. A separate shower room serves the rest of the property.

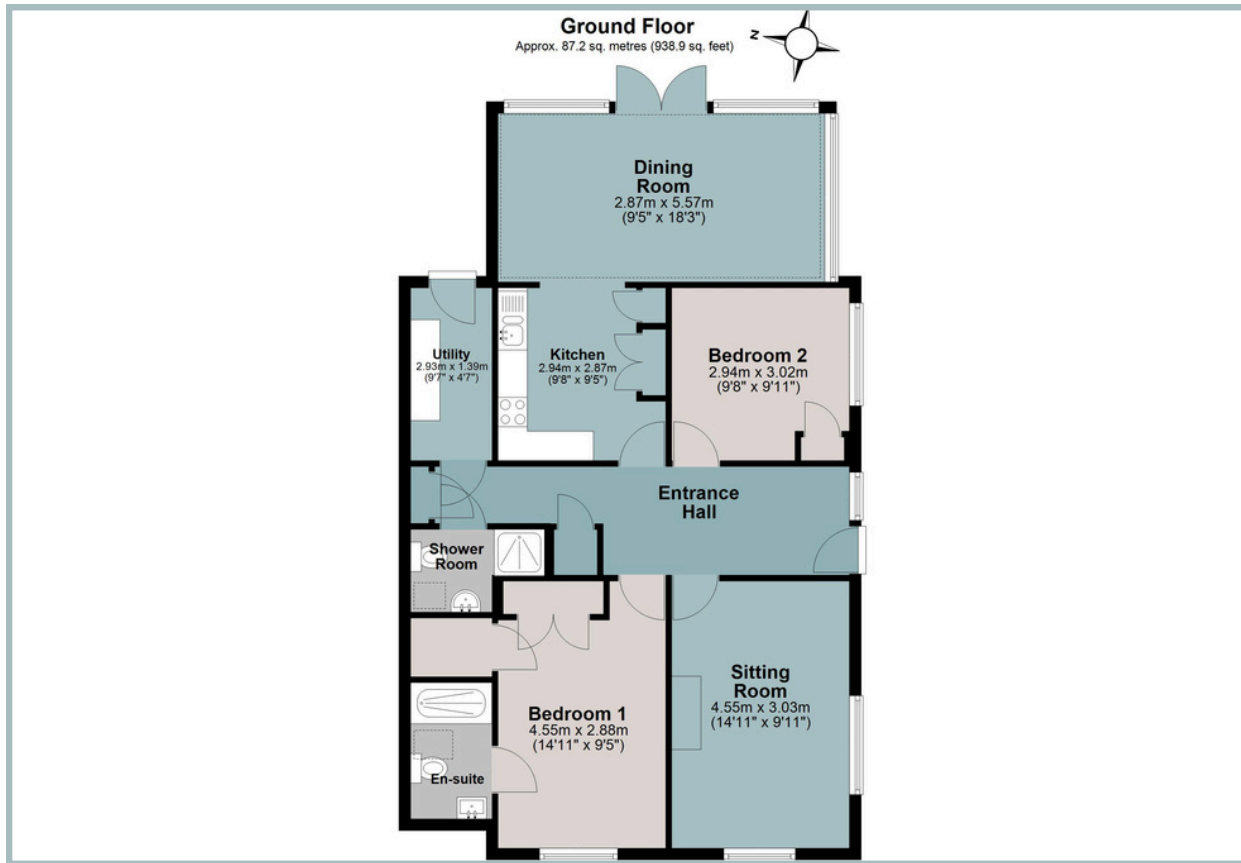
The open-plan kitchen/dining room includes a fully fitted kitchen, flowing directly into a conservatory that serves as a dining and sitting area, with direct access to the garden. A utility room also opens onto the garden and provides additional functionality.

The low-maintenance courtyard garden is private and well-designed, featuring a shed, water supply, outdoor sockets, and gated access to a lane leading directly into Salcombe. Some distant water glimpses are visible from the garden. Off-road parking is available for up to three vehicles—an uncommon advantage in this area.

The property is subject to a Devon covenant and offers a turnkey opportunity within walking distance to the local shop/post office, Salcombe town centre, the Estuary, and public transport links.



TOTAL APPROXIMATE AREA: 87.2 SQ M 938.9 SQ FT



IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.



113 FORE ST, KINGSBRIDGE TQ7 1BG
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: C

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Gas Central Heating.

EPC: Current D (62) Potential C (72)

Viewings: Very strictly by appointment only

Notes: A Devon Restriction applies to the property

Location: The highly sought after Salcombe lies at the heart of the South Hams region, an 'Area of Outstanding Natural Beauty'. Renowned for its crystal clear turquoise waters along the estuary, a wonderful selection of local and independent shops, restaurants and public houses, boat parks, with slipways and mooring pontoons at Batson and Shadycombe Creeks. Local run events including the Salcombe Regatta, food and music festivals and the annual Crab festival. With its own microclimate, you could be anywhere in the world!

Directions: As you enter Salcombe, take the first left onto Onslow Road. Then take the next right onto St Dunstons Road, followed by the next left onto Raleigh Road. Finally, take the next right onto Loring Road — the property will be on your left.

What Three Words: ///fevered.pure.drumbeat

Kingsbridge 6.8 miles - Totnes 19.9 miles (Railway link to London Paddington) - Dartmouth 12 miles