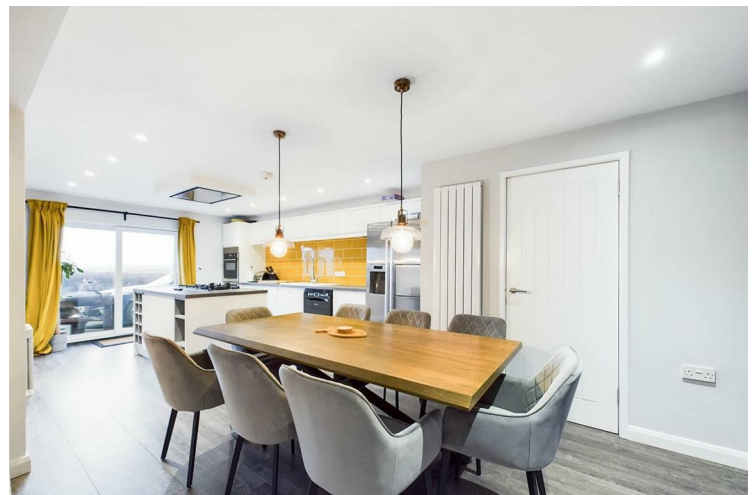




THE KRAAL RALEIGH ROAD SALCOMBE

£450,000
FREEHOLD

A light and welcoming three-storey home in Salcombe, complete with parking and a lovely garden that has the benefit of planning permission for a garage/garden room.



- Walking distance into Salcombe town center
- Private off road parking
- Countryside views and Salcombe Estuary glimpses
- Garden with planning permission to create a garden room
- Open plan Kitchen / dining room with access to the garden

Full Description

The Kraal is a practical mid-terrace house arranged over three floors. The ground floor has an entrance hallway leading to a good-sized bedroom with grey carpet and a large window offering countryside views and glimpses of the Salcombe estuary. Next to this is the living room, also benefiting from a large window and similar outlook.

On the lower ground floor is an open-plan kitchen and dining area with plenty of storage, including a large under-stairs cupboard and a utility cupboard for the washing machine and tumble dryer. The kitchen includes built-in appliances, and sliding doors open onto a private two-tier garden with lawn and patio areas. There is an allocated parking space here, along with further on-street parking on Raleigh Road.

The first floor has two more well-sized bedrooms, both naturally light. The master bedroom shares the same countryside and estuary views as the living room. A modern, tiled shower room completes this level.

The property also benefits from planning permission for a garden room, offering potential to extend the use of the outdoor space. 0185/23/HHO

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!

Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water, drainage and gas.

Directions: As you enter Salcombe follow the road and take a left onto Onslow Road. Take the next right turn onto St Dunstons Road and then left onto Raleigh Road. The property will be on your left just before the turning to Loring Road.

Viewings: Very strictly by appointment only.

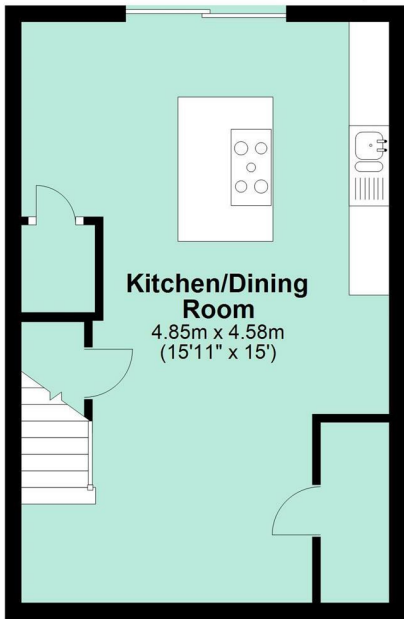
IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description 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.?**



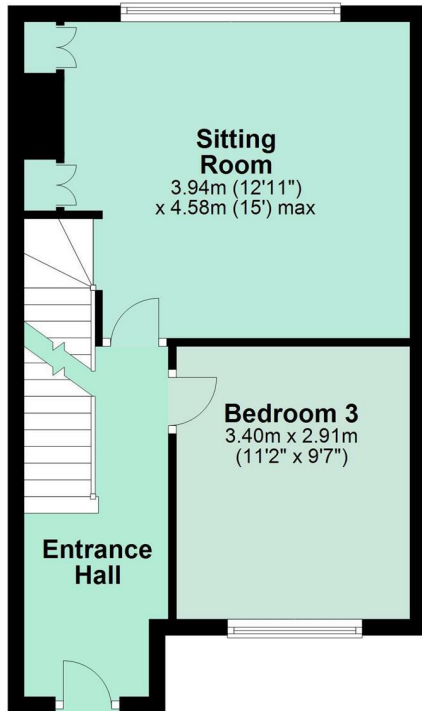
- Walking distance to Local shop/ post office/ town centre
- Walking distance to Primary School and short drive to Secondary School
- Perfect as a holiday home, investment or permanent residence
- Walking distance to a pub and eateries
- EPC C



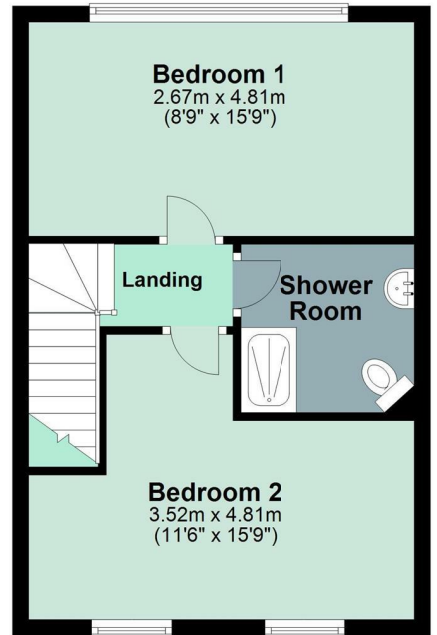
Lower Ground Floor
Approx. 27.7 sq. metres (298.2 sq. feet)



Ground Floor
Approx. 36.4 sq. metres (391.8 sq. feet)



First Floor
Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 101.4 sq. metres (1091.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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