



Sea Breeze, Herbert Road, Salcombe

Guide Price £895,000

HARRIET
GEORGE

Sea Breeze

Herbert Road, Salcombe

A well presented detached house with off street parking, garage and superb views of the Salcombe Estuary.

Salcombe is one of the most sought after addresses on Devon's south coast, renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth.

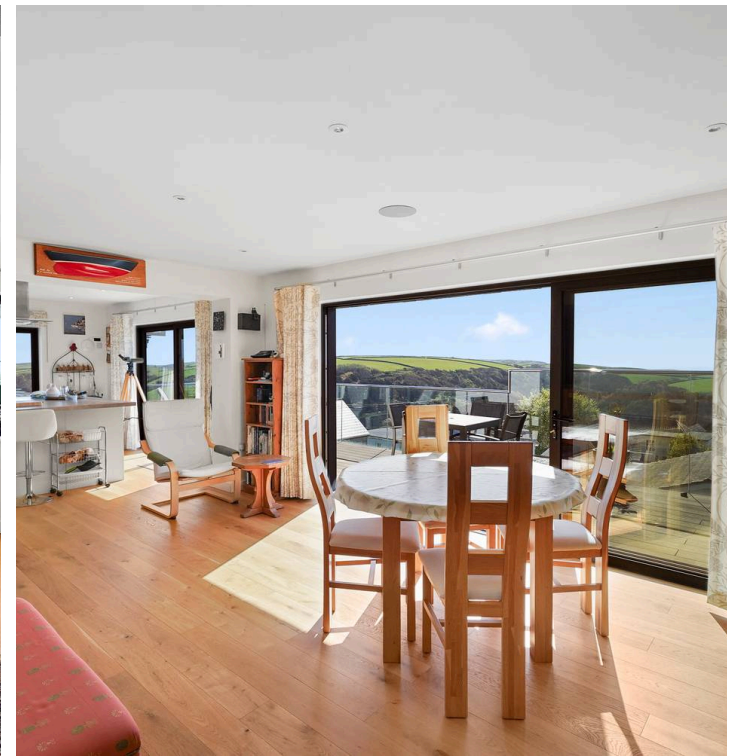
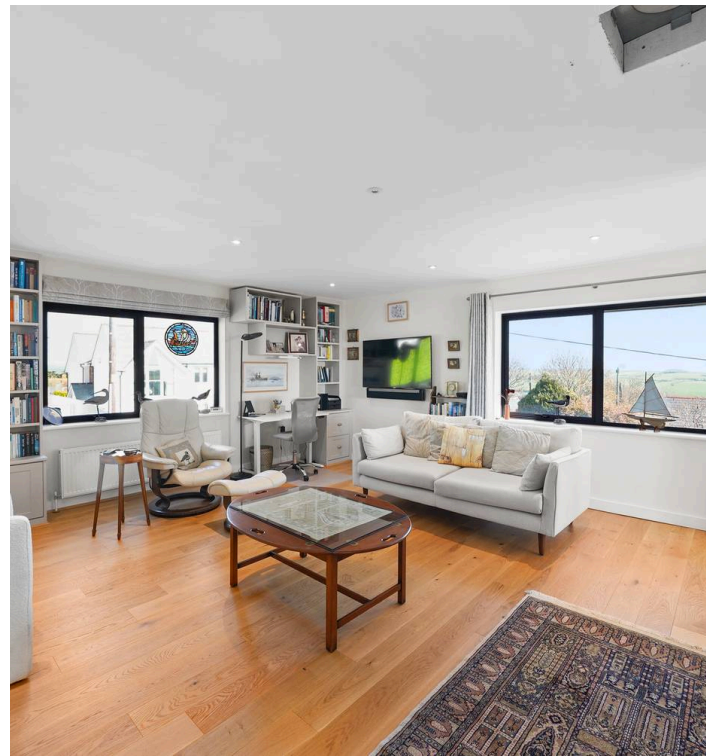
Sea Breeze is on a popular residential tree-lined street within walking distance of the town centre and harbour which has an excellent range of shops, pubs and restaurants. There is also an extremely convenient local shop with post office on Loring Road.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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The house has been designed to take maximum advantage of some really lovely views across the estuary, along the coastline and out to sea, and also up the estuary towards South Pool Creek.

There are three bedrooms on the ground floor, one of which has an en-suite and the others share a recently fitted shower room. French doors from the second bedroom lead out to the paved terrace with garden beyond. There is a useful utility room / store and access to the integral garage.

The L-shaped living accommodation on the first floor has an abundance of light and is naturally divided by the stairwell. Sliding doors from the dining area and kitchen lead out to the generous balcony that runs the full width of the rear elevation and has spectacular views. The sitting area has built-in bookshelves and the ability to install a wood burner if desired. For convenience, there is also a cloakroom on this floor.

The rear garden has been designed for ease of maintenance and the brick paved drive has attractive shrub and flower borders and parking for several cars.

SERVICES

Mains water, drainage, gas and electricity.

DIRECTIONS

On entering Salcombe from Kingsbridge, go straight ahead



Approximate Gross Internal Area = 129.2 sqm / 1391 sq ft
 (Excluding Garage)
 Garage
 Approximate Gross Internal Area = 15.5 sqm / 167 sq ft

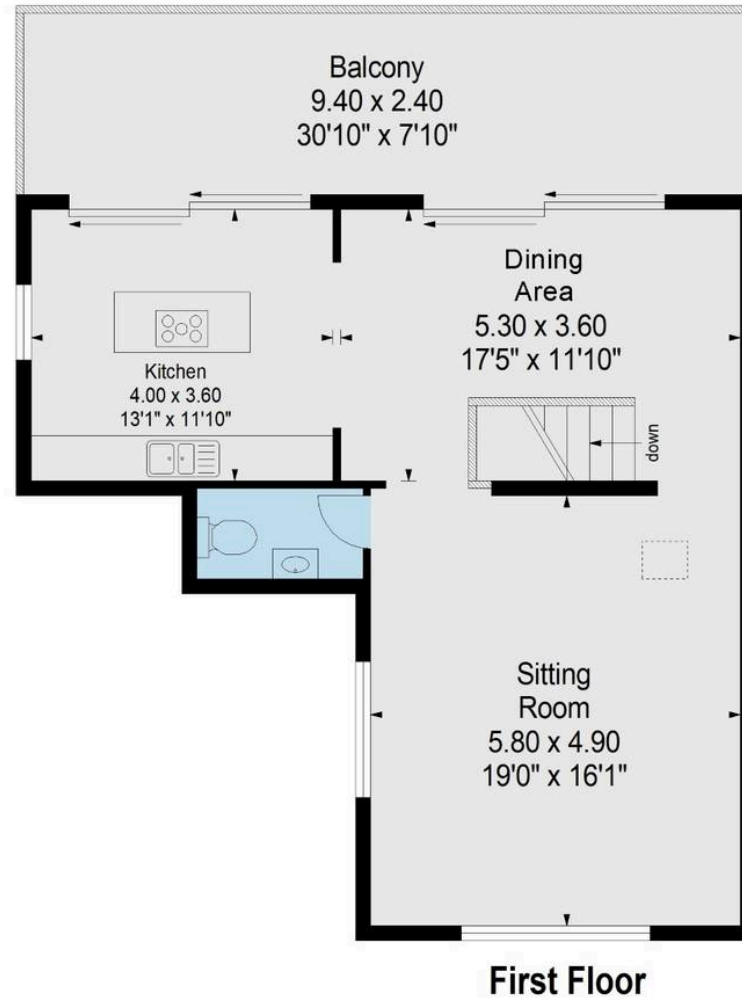
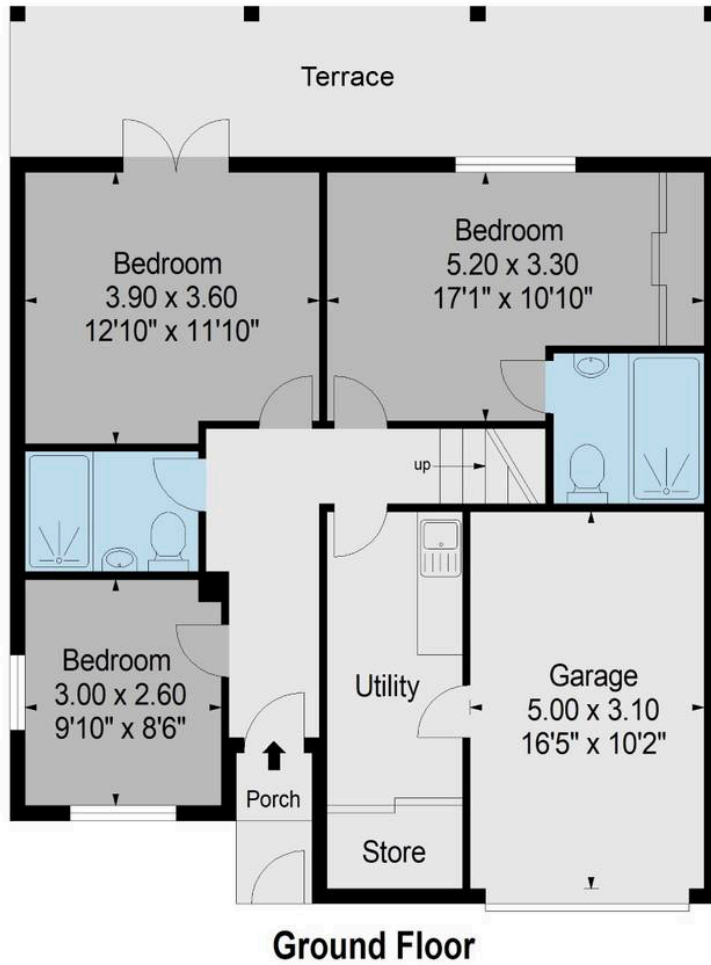


Illustration for identification purposes only,
 measurements are approximate, not to scale.

Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.