

14 SALCOMBE HEIGHTS CLOSE  
SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 14 SALCOMBE HEIGHTS

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A contemporary five-bedroom detached house within an exclusive development, just a short walk from Salcombe town, 14 Salcombe Heights Close offers spacious and flexible accommodation arranged over two floors. With generous open-plan living spaces, five bath/shower rooms, a landscaped garden, double garage and carport, the property represents an excellent opportunity in this highly sought-after coastal location.

The property is approached via a welcoming, light-filled central entrance hall, with a short flight of stairs leading to the impressive main living accommodation. The heart of the home is the beautifully appointed open-plan living space, designed equally with relaxed everyday living and entertaining in mind. The sleek, well-equipped kitchen flows seamlessly into the central dining area and through to the comfortable sitting room, which is subtly defined by a striking double-sided feature fireplace. Two sets of doors open directly onto the adjoining terrace, creating a wonderful connection between the indoor and outdoor spaces and allowing natural light to flood the room.

The ground floor also benefits from a generous double bedroom with a modern en-suite shower room and direct access to the garden. A useful utility room provides access to the carport, while a separate WC and additional storage cupboard complete the accommodation on this level.

Stairs rise to the first floor, where the generous and versatile accommodation continues. A spacious landing provides access to four further bedrooms, three of which benefit from modern en-suite shower rooms.

The principal bedroom is a particularly impressive space, featuring a dramatic double-height ceiling and a wall-length window incorporating a Juliet balcony. This elevated position provides wonderful views and creates a bright and airy bedroom with a real sense of scale.

The first floor also features a substantial second living room, with dual-aspect windows ensuring an abundance of natural light. The double-height ceiling further enhances the feeling of space, while double doors open onto a private balcony, providing the perfect spot to sit and enjoy the elevated views. A contemporary family bathroom completes the first floor.

Outside, the property enjoys a beautifully arranged garden comprising a combination of paved sun terraces and areas of lawn. The terraces provide an excellent setting for outdoor dining and entertaining, while the garden offers an attractive and relatively low-maintenance extension of the living space.

The property also benefits from excellent parking provisions, with a double carport leading to a substantial double garage, providing valuable additional storage and parking.

Overall, 14 Salcombe Heights Close is a superb contemporary home within an exclusive and highly regarded development. Offering spacious and flexible accommodation, modern finishes, excellent indoor-outdoor living and wonderful elevated views, it would make an ideal family home, second home or holiday rental investment. Its enviable position also places it within easy reach of Salcombe's vibrant town centre, local amenities and the beautiful surrounding coastline.





## KEY FEATURES

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- Stunning contemporary detached house
- Spacious accommodation throughout
- 5 bedrooms, 5 bath/shower rooms
- Carport, double garage and parking
- Sun terraces
- Short walk from Salcombe town





# PROPERTY DETAILS

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## Property Address

14 Salcombe Heights Close, , Salcombe, Devon, TQ8 8EL

## Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles,  
A38 Devon Expressway 16 miles (distances are approximate)

## Services

Mains water, drainage, gas, and electricity. Gas-fired underfloor heating to living areas, radiators to bedrooms.

## EPC Rating

Current: 78, Potential: 80

## Council Tax Band

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## Tenure

Freehold

## Authority

South Hams District Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

The entrance to Salcombe Heights is on the left-hand side as you enter Salcombe, just before reaching West End Garage. Number 14 is the first property on the left-hand side.

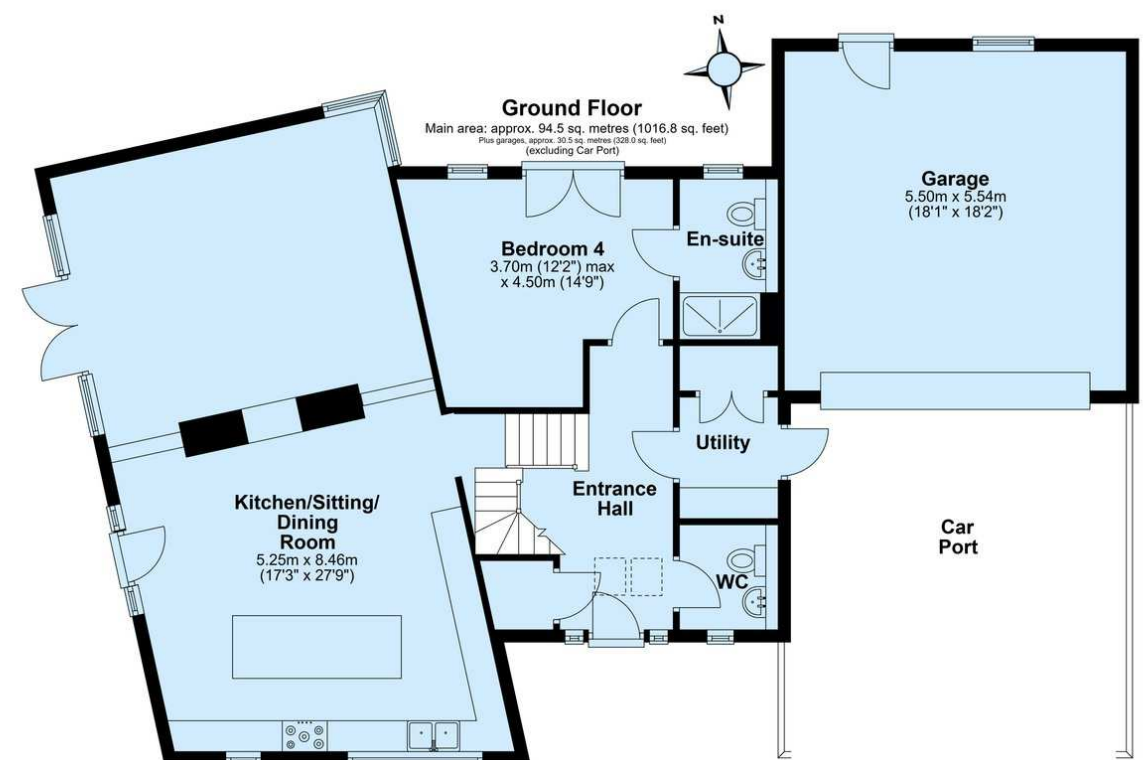
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe.  
Tel: 01548 844473.



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# FLOOR PLAN



Main area: Approx. 236.3 sq. metres (2543.5 sq. feet)  
Plus garages: approx. 30.5 sq. metres (328.0 sq. feet)



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Salcombe Office

01548 844473 | [salcombe@marchandpetit.co.uk](mailto:salcombe@marchandpetit.co.uk)

24 Fore Street, Salcombe, TQ8 8ET

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590