

UPPER MAXPOFFLE DEVON ROAD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

UPPER MAXPOFFLE

Upper Maxpoffle is a magnificent three-bedroom duplex apartment set within a characterful Victorian villa. Featuring a glorious open-plan living area and two balconies, the property enjoys an elevated position with stunning views across the Salcombe Estuary. Ideally located just a stone's throw from Salcombe town centre, it effortlessly combines period charm with an exceptional outlook.

Occupying the upper floors of this elegant terraced house, Upper Maxpoffle is a beautifully presented and modern property that retains an abundance of character and original charm. The property is accessed via a ground-floor entrance, with stairs leading to the first floor.

The first floor provides the sleeping accommodation and comprises three bedrooms, all with built-in cupboard space. The principal bedroom benefits from a modern en-suite shower room and boasts its own private balcony, providing an idyllic spot to enjoy the morning views across the Salcombe Estuary and towards East Portlemouth. A family shower room completes this level.

Stairs lead to the second floor, where the property's truly remarkable open-plan living space awaits. This impressive room features a sleek, well-equipped kitchen with integrated appliances and provides an excellent space for entertaining, with the dining area flowing seamlessly into the sitting area.

A particular highlight of this wonderful living space is the large, glass-fronted balcony, which extends from the sitting room. Offering the perfect setting for entertaining or simply relaxing, the balcony enjoys sweeping views across the Salcombe Estuary and towards East Portlemouth.

The property benefits from a dedicated parking space located opposite the property at The Elms.

This exceptional property presents an excellent opportunity to enjoy a beautifully appointed coastal retreat in one of South Devon's most sought-after waterfront locations.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops.



PROPERTY DETAILS

Property Address

Upper Maxpoffle, 11 Egremont Terrace, Devon Road, Devon, TQ8 8EZ

Mileages

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

Services

Mains services. Underfloor heating throughout.

EPC Rating

Current: 77, Potential: 83

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Stunning 3-bedroom duplex apartment
- Spacious and modern accommodation throughout
- Two balconies with far-reaching town and water views
- Magnificent open-plan kitchen and living area
- Allocated parking space
- Centrally located, close to all amenities

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

On entering Salcombe from Kingsbridge, turn left at the first crossroads by the bus shelter into Onslow Road. Proceed down the hill and, towards the bottom, before reaching the church, turn sharply right into Devon Road. The property will be found approximately 50 yards along on the left-hand side.

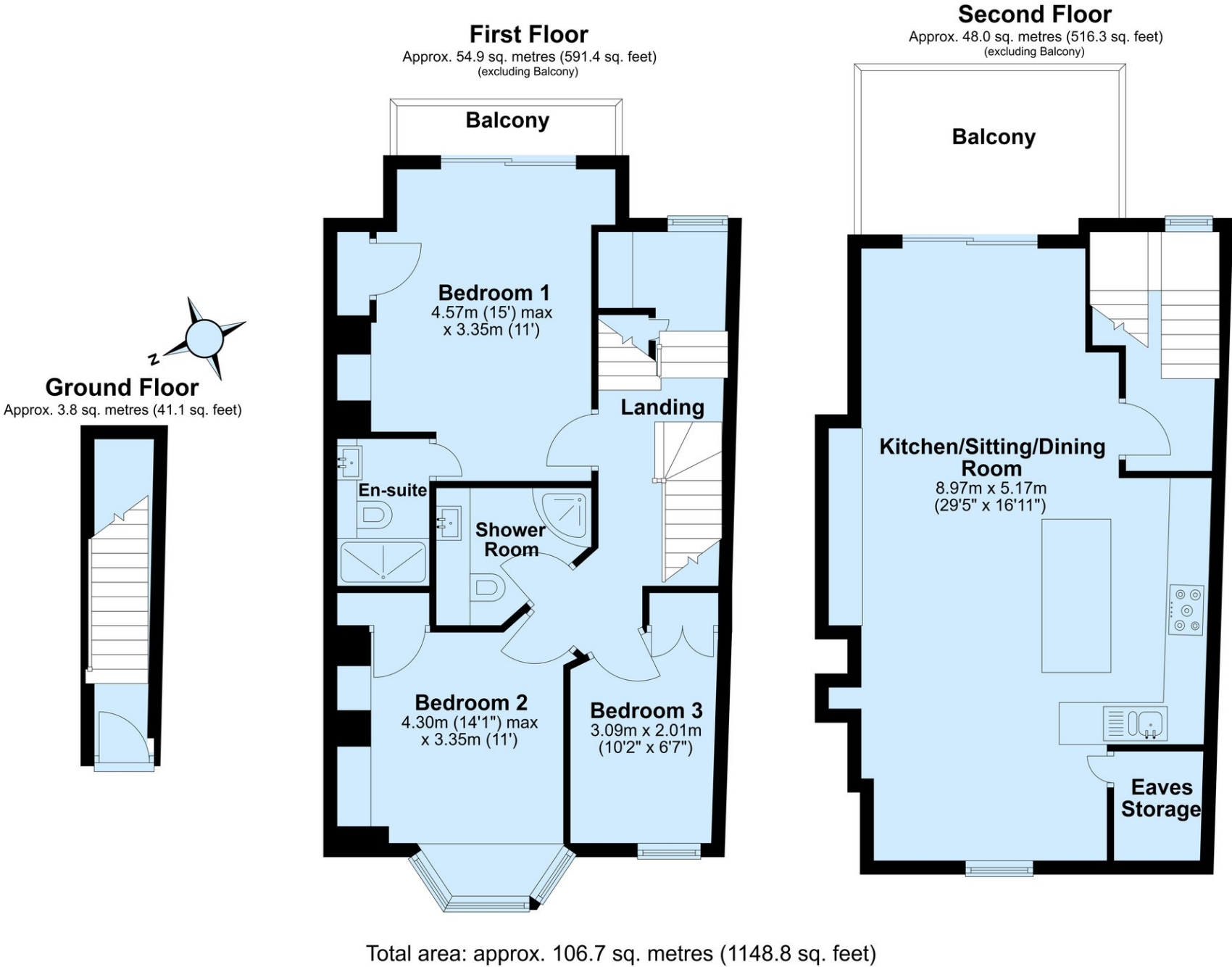
Viewing

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



FLOOR PLAN

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