



24 McIlwraith Road, Salcombe

Guide Price £850,000

HARRIET
GEORGE

24 McIlwraith Road

Salcombe

A substantial detached house with integral double garage and level garden.

Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round living.

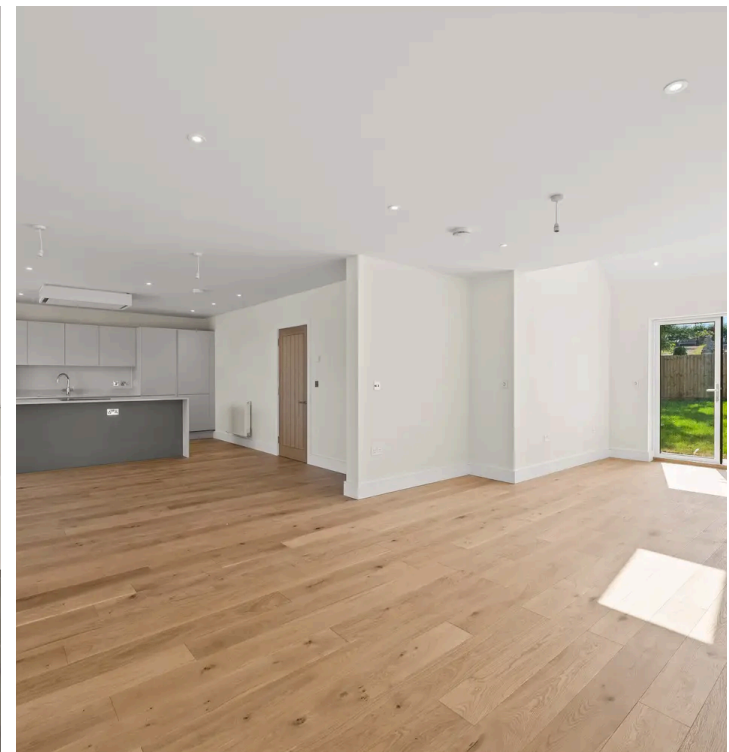
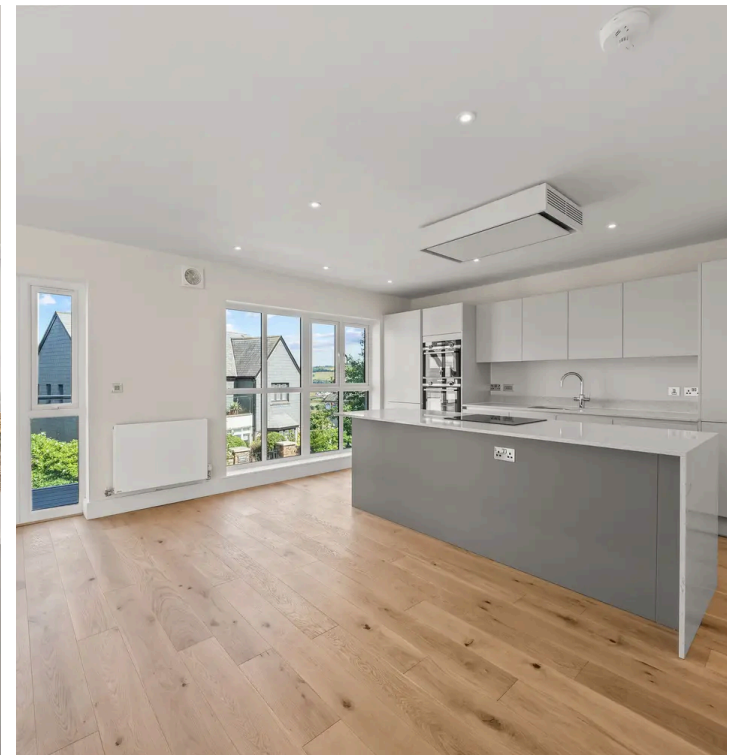
Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to a long sandy beach with hidden coves backed by woodland and coastal paths.

The property is conveniently located close to the local primary school, a superb butchers and only a short walk into the town and harbour which has an excellent range of shops, pubs and restaurants.

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Arranged over three floor with 2200 sq ft of spacious accommodation, The Fulmar is one of 12 newly completed houses on a private development at the end of a no through road on the outskirts of this highly desirable seaside town.

On the entrance level is a bedroom with en-suite shower room, utility room, wet room and access to the integral double garage. The L-shaped open plan kitchen dining living accommodation with balcony is on the first floor and bi-fold doors lead out to the rear west facing garden. There is also a study and guest cloakroom on this floor.

The top floor has three double bedrooms, the principal has an en-suite shower room and access to a balcony. The other two bedrooms share a family bathroom.

The level lawned garden is easy to maintain and in front of the garage is driveway parking for two cars.

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, Salcombe is the jewel of the South Hams and this is an exciting opportunity to acquire one of the last remaining homes on this brand new development.

SERVICES

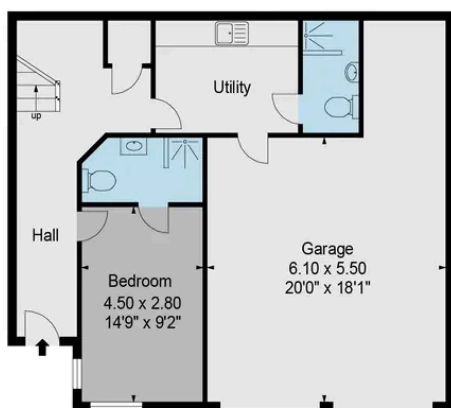
Mains water, drainage, gas and electricity.

DIRECTIONS

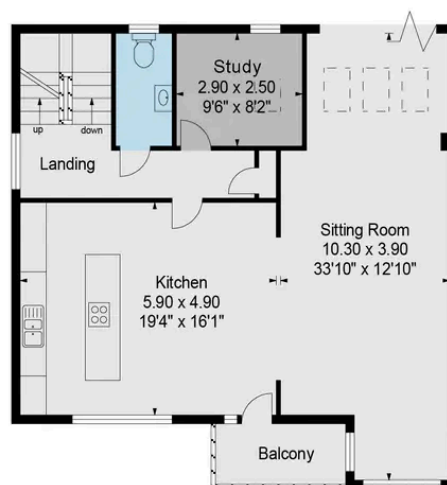
On entering Salcombe from Kingsbridge take the first left on to McIlwraith Road. Follow the road down, past the turning for Orchard Drive and The Fulmar will be found a short distance along on the right hand side.



Approximate Gross Internal Area = 206.8 sqm / 2226 sq ft
(Excluding Garage)
Garage
Approximate Gross Internal Area = 38.7 sqm / 416 sq ft
Balcony
Approximate Gross Internal Area = 6.2 sqm / 67 sq ft



Ground Floor



First Floor



Second Floor



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

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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.