



## Shelter Cottage, Coronation Road, Salcombe

Guide Price £650,000

HARRIET  
GEORGE

# Shelter Cottage

Coronation Road, Salcombe

A well presented Victorian terraced house in a highly desirable location with delightful garden and off street parking.

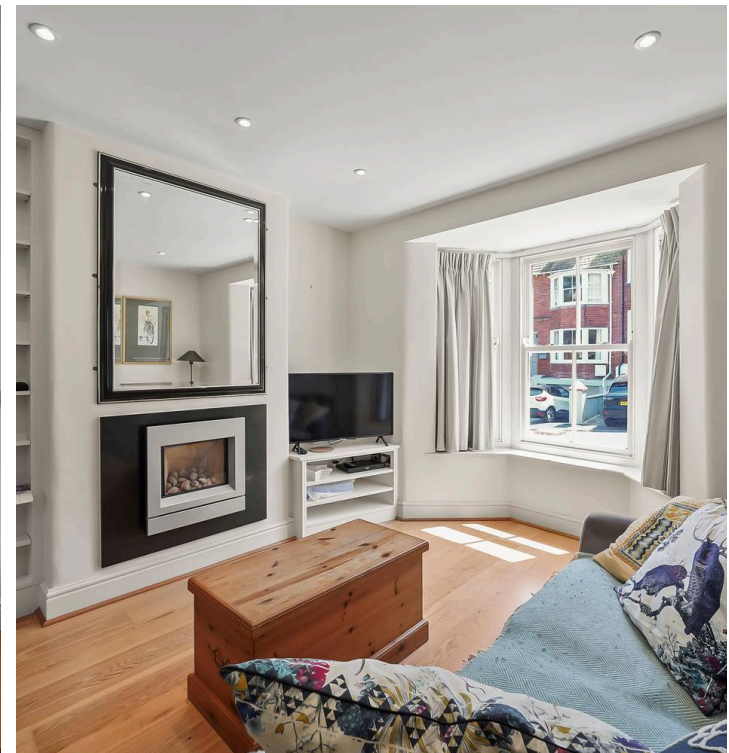
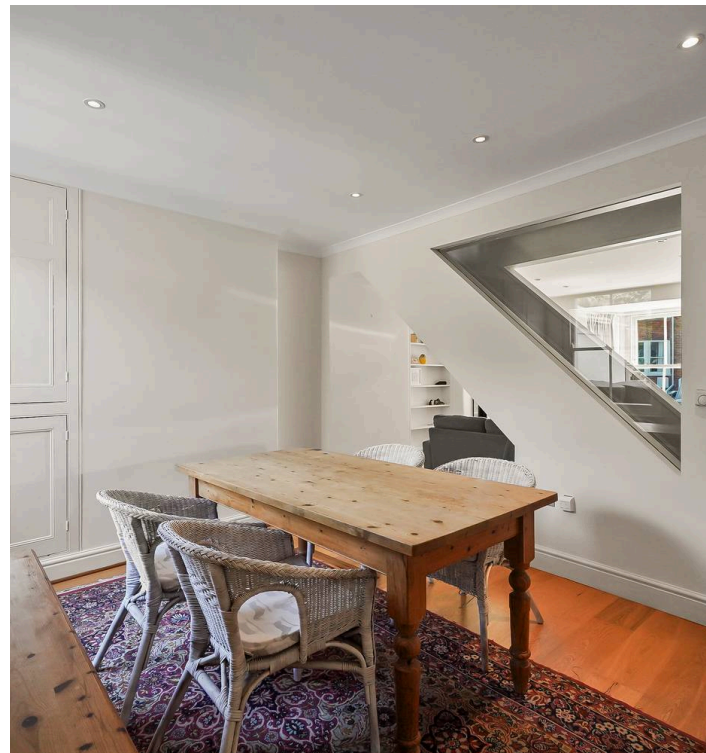
Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round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

Located in one of Salcombe's favoured locations, Shelter Cottage is at the bottom of Coronation Road and is within a short walk of the boat park, mooring pontoons and town centre.

Council Tax band: E

Tenure: Freehold



This charming home has some pretty period features and spacious, bright and airy accommodation arranged over three floors.

The living accommodation on the ground floor comprises a semi-open plan living room bisected by the staircase with glazed panels; the sitting area has a bay window, recessed shelves and an inset gas coal effect fire. There is cellar storage below the dining area and French doors from the kitchen lead out to the garden.

On the first floor are two bedrooms and a family bathroom. There are two further bedrooms and a shower room on the top floor; the balcony off the rear bedroom has delightful views across rooftops to Batson Creek and Snapes Point beyond.

The garden at the rear has been landscaped for ease of maintenance, a large decked terrace with planted borders provides ample space for outdoor entertaining; beyond the deck is a paved terrace with shed. There is off road parking for one car at the front and residents parking available on the street.

The current owners have never holiday let the house however rental projections are available on request.

## SERVICES

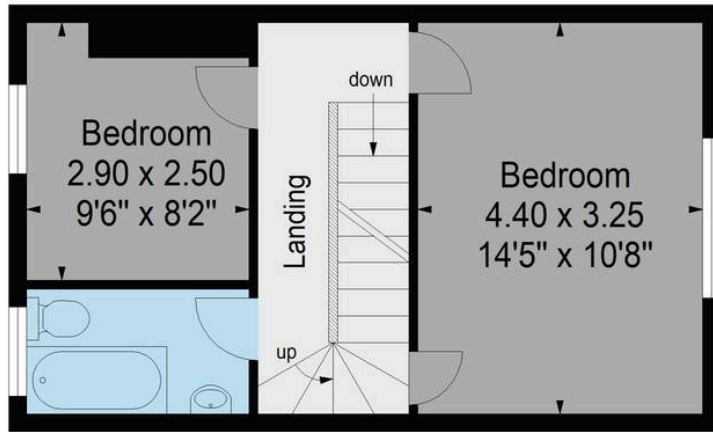
Mains water, drainage, gas and electricity.

## DIRECTIONS

On entering Salcombe from Kingsbridge, turn left just before reaching the filling station into Bonfire Hill. Follow this road down the hill and then turn left into Coronation Road. Shelter Cottage is towards the bottom on the left hand side.



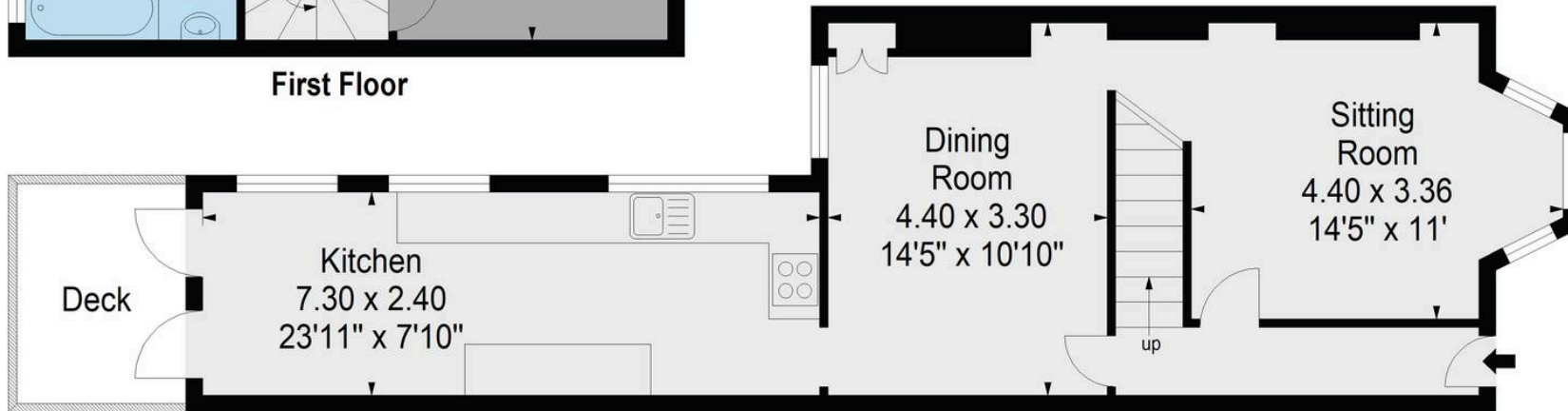
Approximate Gross Internal Area = 113.5 sqm / 1222 sq ft



First Floor



Second Floor



Ground Floor



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.