

18 GRENVILLE ROAD
SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

18 GRENVILLE ROAD

Occupying an elevated position on Grenville Road, this appealing three-bedroom link-detached bungalow enjoys far-reaching glimpses across the rooftops towards the Salcombe-Kingsbridge Estuary, its moorings and the rolling countryside beyond. Arranged over two floors, the property combines flexible accommodation with a generous enclosed garden and a broad paved terrace, creating an inviting home from which to embrace Salcombe's distinctive coastal lifestyle. Prospective purchasers should note that the property is subject to the Devon covenant.

From the road, steps rise alongside the front elevation, where warm red brickwork, a pitched tiled roof and dormer windows lend the property a characterful appearance. A gated side passage offers convenient access to the rear garden, particularly useful for bicycles, gardening equipment and beach gear.

Inside, the fitted kitchen features a comprehensive range of white wall and base units, contrasting dark worktops and a white tiled splashback. An integrated oven and gas hob are provided, with space for additional freestanding appliances. Natural light enters through the window above the sink, while the open connection to the adjoining dining area gives the space a sociable, practical flow.

The dining area is bright and welcoming, with ample room for a generous table and chairs. A wide window and glazed door look onto and open directly to the rear terrace, making this an easy setting for leisurely breakfasts, family suppers and informal entertaining. During warmer weather, the interior and terrace combine especially well, allowing gatherings to move naturally outdoors.

The separate sitting room is a comfortable, well-proportioned reception space with timber-effect flooring and a feature fireplace providing a natural focal point. Its broad window captures an evocative outlook between neighbouring rooftops to the estuary and green hillsides beyond. There is excellent scope for a variety of furniture arrangements, whether creating a relaxed family room or a more formal space for receiving guests.

A double bedroom on the principal level enhances the versatility of the layout and could equally serve as a guest room or home office. Also on this floor is a contemporary shower room, appointed with a large glass-screened walk-in enclosure and stone-effect tiling, together with a modern vanity unit and WC. Frosted windows maintain privacy while drawing in daylight.

Upstairs, two further generously sized bedrooms sit beneath the pitched roof. One is presently arranged as a spacious king-sized room, enjoying elevated estuary views from the dormer window, while the other is configured as a twin bedroom with a useful study area and benefits from an en-suite shower room. Sloping ceilings, rooflights and additional windows create character and an airy atmosphere, making this level equally suited to family accommodation, visiting guests or a dedicated workspace.

Outside, the rear garden has been arranged into distinct areas for relaxation, entertaining and play. Immediately beyond the dining area is a substantial paved terrace, enclosed by fencing and trelliswork and offering plenty of room for outdoor sofas, a picnic table, planters and a barbecue. Steps lead to an established lawn with space for children, pets or further planting. Useful sheds provide storage for tools, bicycles and watersports equipment.



PROPERTY DETAILS

Property Address

18 Grenville Road, Salcombe, TQ8 8BJ

Mileages

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

Services

Mains electric, gas, water and drainage. Gas central heating.

EPC Rating

Current: C, Potential: C

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Elevated position with estuary and countryside views
- Flexible accommodation arranged over two levels
- Wide lounge window framing the coastal outlook
- Dining area opening directly onto the rear terrace
- Versatile upper-floor twin bedroom or home office
- Spacious paved terrace for outdoor dining
- Convenient for Salcombe's centre, harbour and beaches

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, turn left at the first crossroads into Onslow Road. Take the first right into St Dunstons Road, then after a short distance turn left into Raleigh Road. Continue for about 400 yards, then turn right into Grenville Road. No 18 will be found on the right-hand side.

Viewing

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



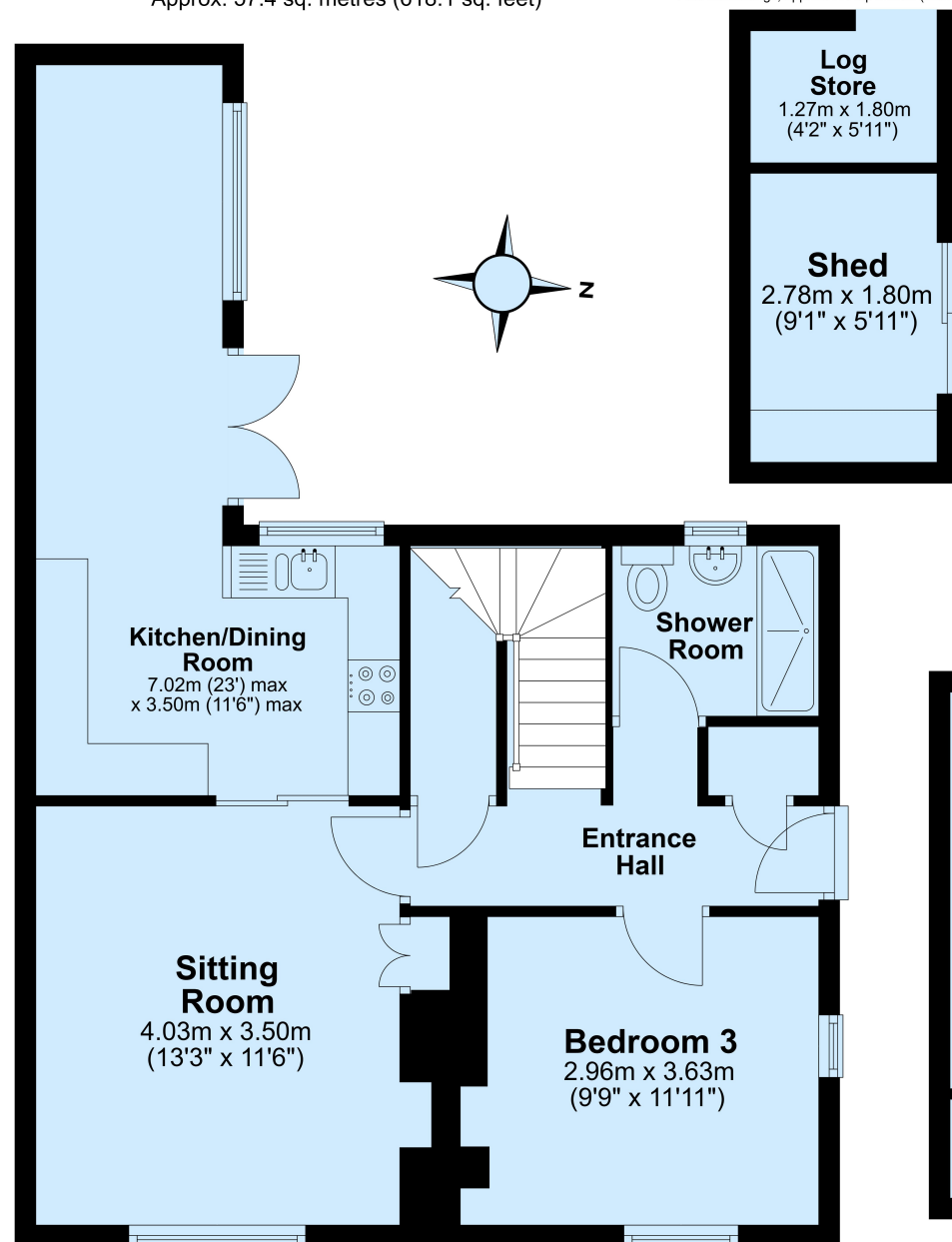
FLOOR PLAN

Ground Floor

Approx. 57.4 sq. metres (618.1 sq. feet)

Outbuildings

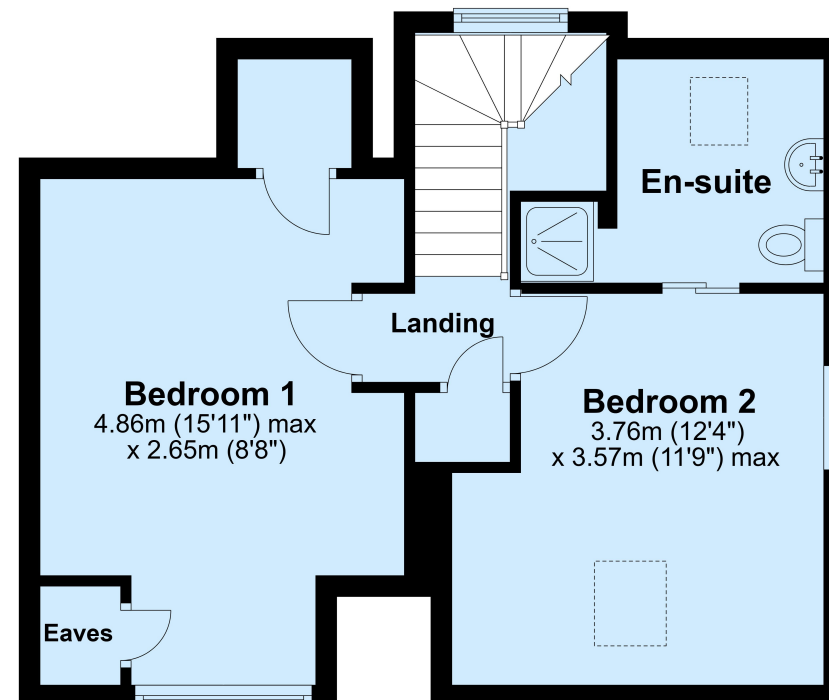
Plus outbuildings, approx. 7.4 sq. metres (80.2 sq. feet)



First Floor

Main area: approx. 40.5 sq. metres (436.4 sq. feet)

Plus eaves, approx. 0.7 sq. metres (7.9 sq. feet)



Main area: Approx. 98.0 sq. metres (1054.5 sq. feet)

Plus outbuildings, approx. 7.4 sq. metres (80.2 sq. feet)

Plus eaves, approx. 0.7 sq. metres (7.9 sq. feet)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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