

UPPER EASTONE GREY SALCOMBE



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

UPPER EASTONE GREY

Upper Eastone Grey is a beautifully light and spacious home, ideally positioned within the charming coastal town of Salcombe. Just a short walk from the town centre, it offers easy access to a delightful selection of shops, cafés, and restaurants. Equally suited as a second home, holiday let, or permanent residence, the property is low maintenance and benefits from private, gated parking and a garage.

The property opens into a welcoming hallway with useful cloak storage for coats and outdoor wear. A contemporary shower room is also located on this level, adding to the practicality of the layout.

A wide staircase with a large feature window leads up to the main living accommodation. At the top, a bright open landing flows into a generous open-plan living and kitchen space. Two large windows frame lovely views across the Devon countryside and towards the Kingsbridge Estuary, filling the room with natural light. The cosy lounge area sits comfortably alongside the fully fitted kitchen, creating a sociable space ideal for entertaining family and friends. The interior is tastefully decorated in soft, light tones that echo the coastal setting.

Returning to the landing, the spacious principal bedroom features a deep bay window with beautiful countryside and estuary views and high ceilings.

Alongside is a second double bedroom, currently arranged as a twin room. A modern family bathroom completes the accommodation.

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 Eastone Grey, Allenhayes Road, Salcombe, Devon, TQ8 8HU

Mileages

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

Services

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

EPC Rating

Current: D, Potential: C

Council Tax Band

D

Tenure

Leasehold

Authority

South Hams District Council

Key Features

- Light and spacious 2 bedroom maisonette
- Only a short walk to Salcombe town centre
- Bright open-plan living and kitchen space
- Countryside and estuary views
- Modern shower room and family bathroom
- Private gated parking and garage
- No annual service charge
- Low maintenance living

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

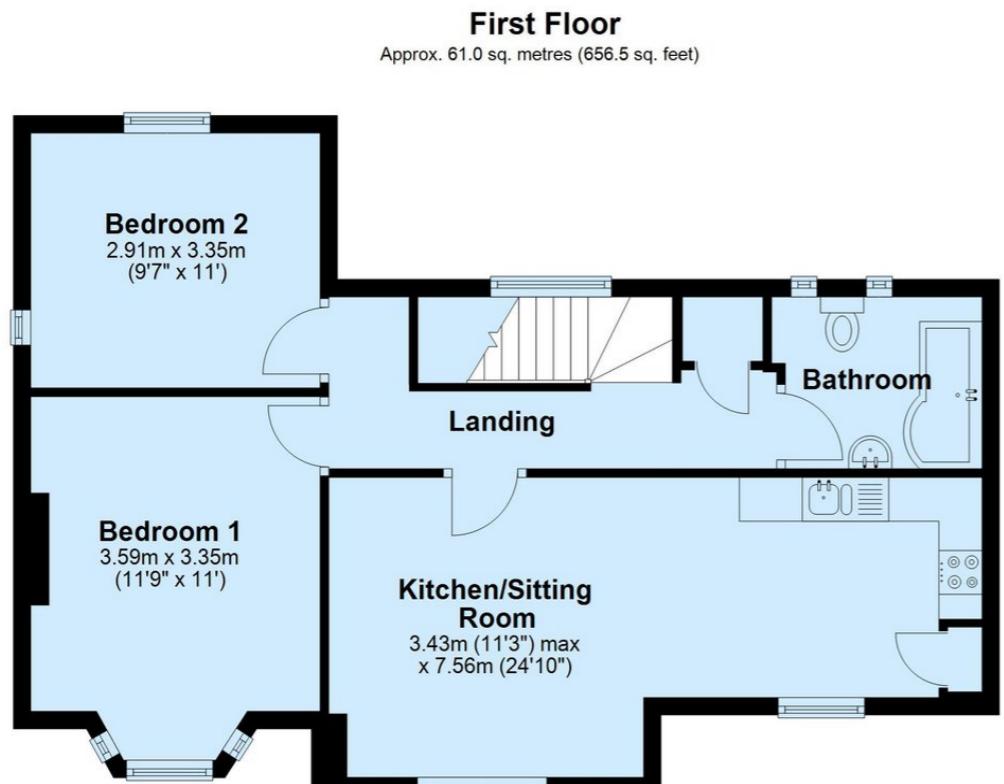
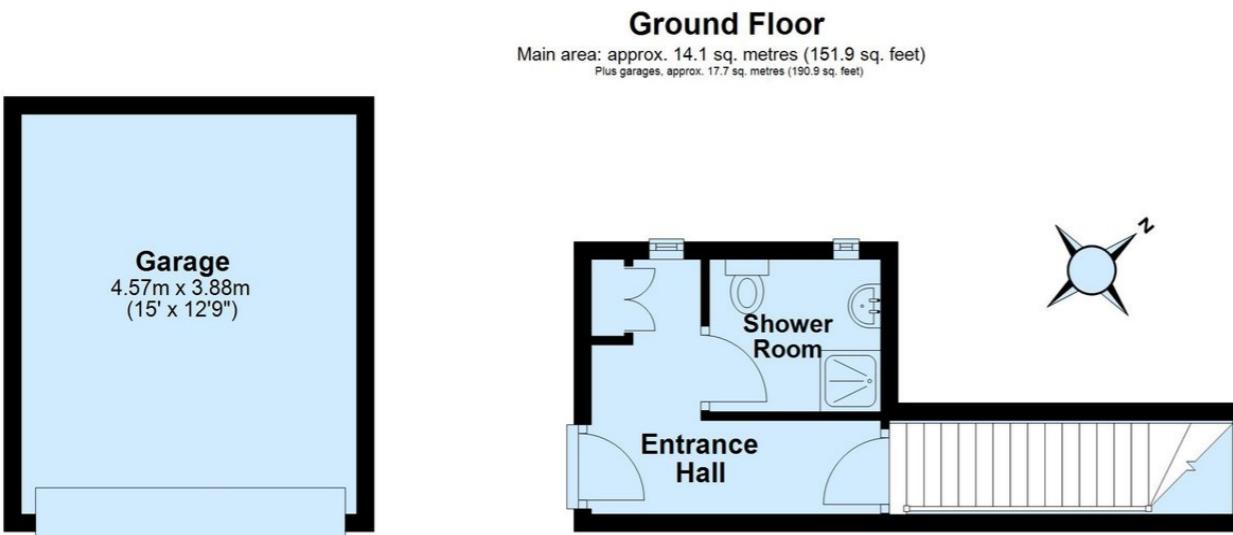
On entering Salcombe from Kingsbridge, turn left at the first crossroads by the bus shelter into Onslow Road. Follow this road down the hill and, before it bears left bringing Salcombe Church into view, make a right turn into Allenhayes Road. Continue along this road until it starts to go uphill. Upper Eastone Grey will be found on your right.

Viewing

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



FLOOR PLAN



Main area: Approx. 75.1 sq. metres (808.4 sq. feet)
Plus garages, approx. 17.7 sq. metres (190.9 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.