

14 WESTCOTTS
SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

14 WESTCOTTS, SALCOMBE

Stunning and beautifully presented three-bedroom semi-detached Victorian family home, enjoying breathtaking countryside views and spectacular sunsets, ideally situated just a short distance from the sought-after beaches and amenities of Salcombe.

This charming property combines period character with stylish modern living and benefits from both front and rear gardens, private parking, and a spacious open-plan kitchen/dining room ideal for family life and entertaining.

The accommodation opens into a welcoming entrance hallway leading to an elegant sitting room featuring a large westerly-facing bay window with uninterrupted views across the Devon countryside, flooding the room with natural light. A feature fireplace and tasteful neutral décor, finished to a high standard throughout, create a warm and inviting atmosphere.

The hallway has been thoughtfully opened up to provide a superb contemporary open-plan kitchen/dining space. The modern shaker-style kitchen is beautifully light-filled thanks to an additional rooflight and enjoys direct access to the rear garden through double patio doors. A useful ground floor shower room and WC are located just off the kitchen.

Upstairs, the bright and airy landing leads to a modern family bathroom and two generously sized double bedrooms. The principal bedroom enjoys stunning far-reaching views from its attractive bay window, while both larger bedrooms retain original Victorian fireplaces adding charm and character. The third bedroom is currently utilised as a dressing room but would equally make an ideal home office, nursery or playroom.

Externally, the property benefits from a well-maintained, low-maintenance rear garden with a seating and BBQ area, perfect for outdoor dining and entertaining. Rear access leads directly to the private parking area for up to 3 vehicles.

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. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.



PROPERTY DETAILS

Property Address

14 Westcotts, Main Road, Salcombe, Devon, TQ8 8GA

Mileages

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

Services

Mains electricity, water, and drainage. New electric radiators.

EPC Rating

Current: G, Potential: E

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Beautifully presented three-bedroom Victorian semi-detached home
- Stunning far-reaching countryside views and spectacular sunsets
- Spacious open-plan shaker-style kitchen and dining room
- Character features including bay windows and original fireplaces
- Landscaped low-maintenance rear garden with seating and BBQ area
- Private parking for up to 3 vehicles

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

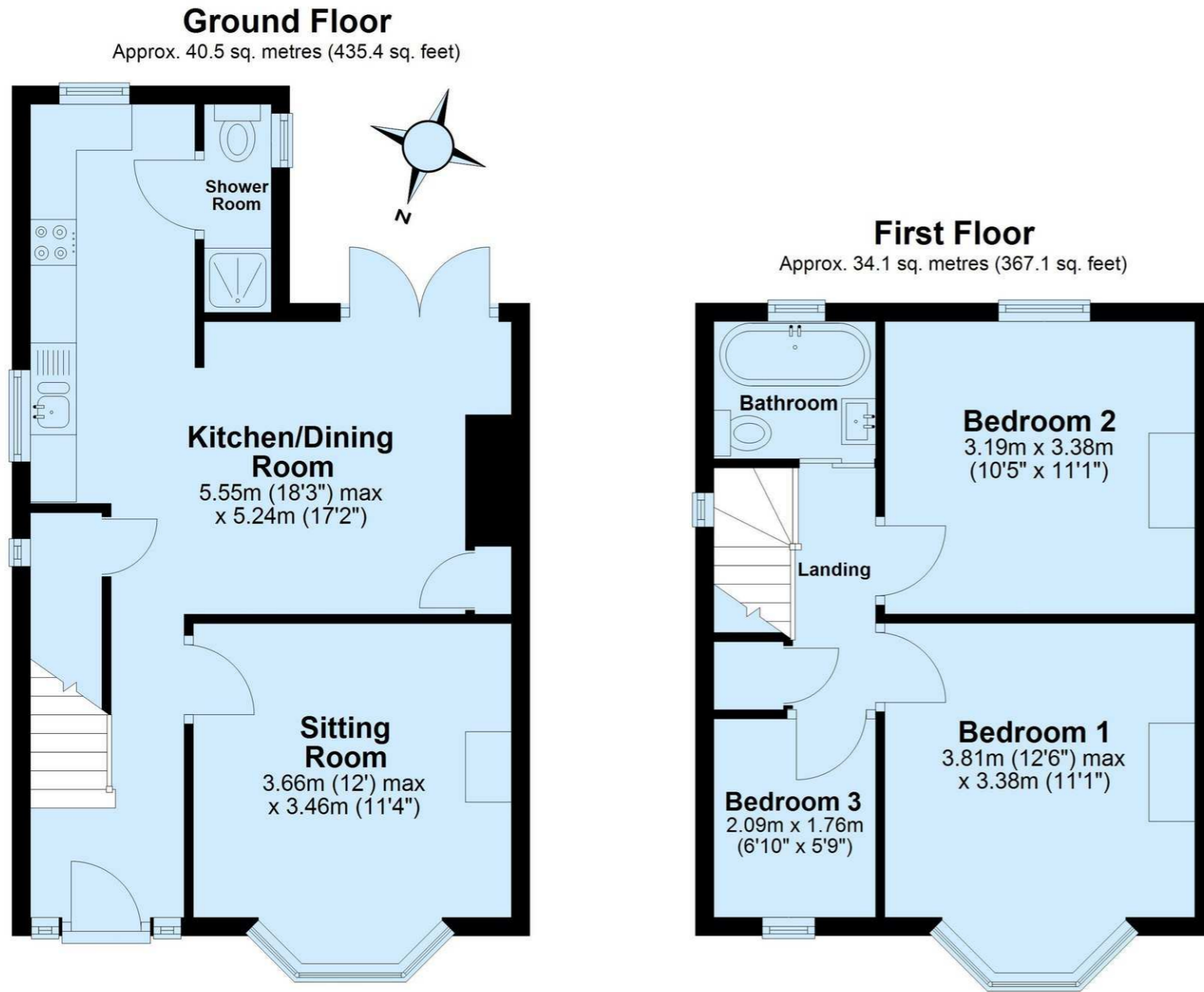
On entering Salcombe from the A381 from Kingsbridge, turn left at the first crossroads into Onslow Road. Then turn right into Dunstan's Road and after about 300 yards, turn right into an unmade road. The approach to the rear of Westcotts is via the lane on the left hand side. Proceed towards parking area behind the property.

Viewing

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



FLOOR PLAN



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.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590