

7 LORING ROAD
SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

7 LORING ROAD

An exciting opportunity to acquire a three-bedroom house in a sought-after Salcombe location, offering exceptional potential for modernisation and enhancement. Coming to the market for the first time in over 30 years, this charming property presents the perfect canvas to create a superb family home.

Situated on Loring Road, the property enjoys a convenient position within easy reach of Salcombe town centre, as well as local amenities including a school, post office/shop, and the popular Salcombe swimming pool. The accommodation briefly comprises an entrance porch leading into a kitchen overlooking the garden. A glazed door opens into a generous and light-filled sitting room, featuring a stone fireplace and sliding patio doors that provide direct access to the rear garden. The ground floor also benefits from a spacious double bedroom and a family bathroom.

Upstairs, a bright staircase leads to two further bedrooms, currently arranged as a double and a twin. One of the rooms enjoys a large window with attractive views towards the Kingsbridge Estuary.

Externally, the property is of traditional brick construction and is set within both front and secure rear gardens, with established shrubs providing privacy and character. An attached garage offers excellent storage or parking, ideal for a boat or outdoor equipment, and is complemented by an additional separate store. There is also additional parking on the driveway through the metal gates.

* Please note that permanent home restrictions apply, meaning the property may only be used as a main residence.



PROPERTY DETAILS

Property Address

7 Loring Road, Salcombe, Devon, TQ7 8BL

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-fired central heating.

EPC Rating

Current: E, Potential: D

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Three-bedroom house with scope for modernisation
- First time on the market in over 30 years
- Sought-after Salcombe location close to town and amenities
- Spacious sitting room with fireplace and garden access
- Gardens to front and rear with established planting
- Garage and additional storage, ideal for boats and equipment
- Permanent home restrictions apply

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

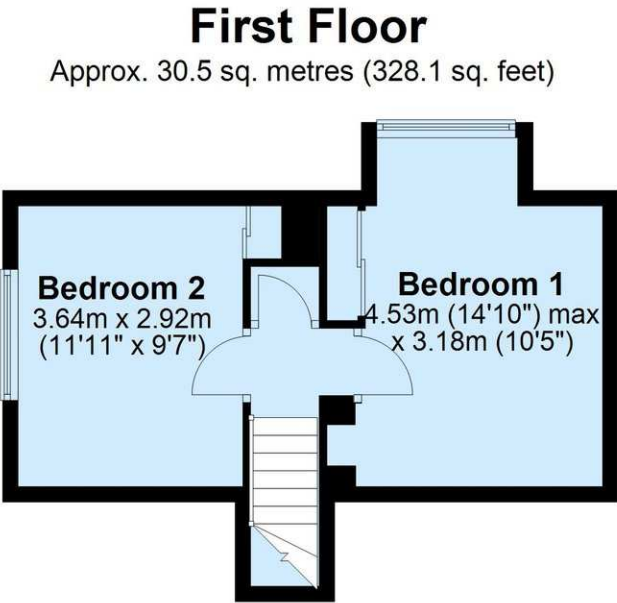
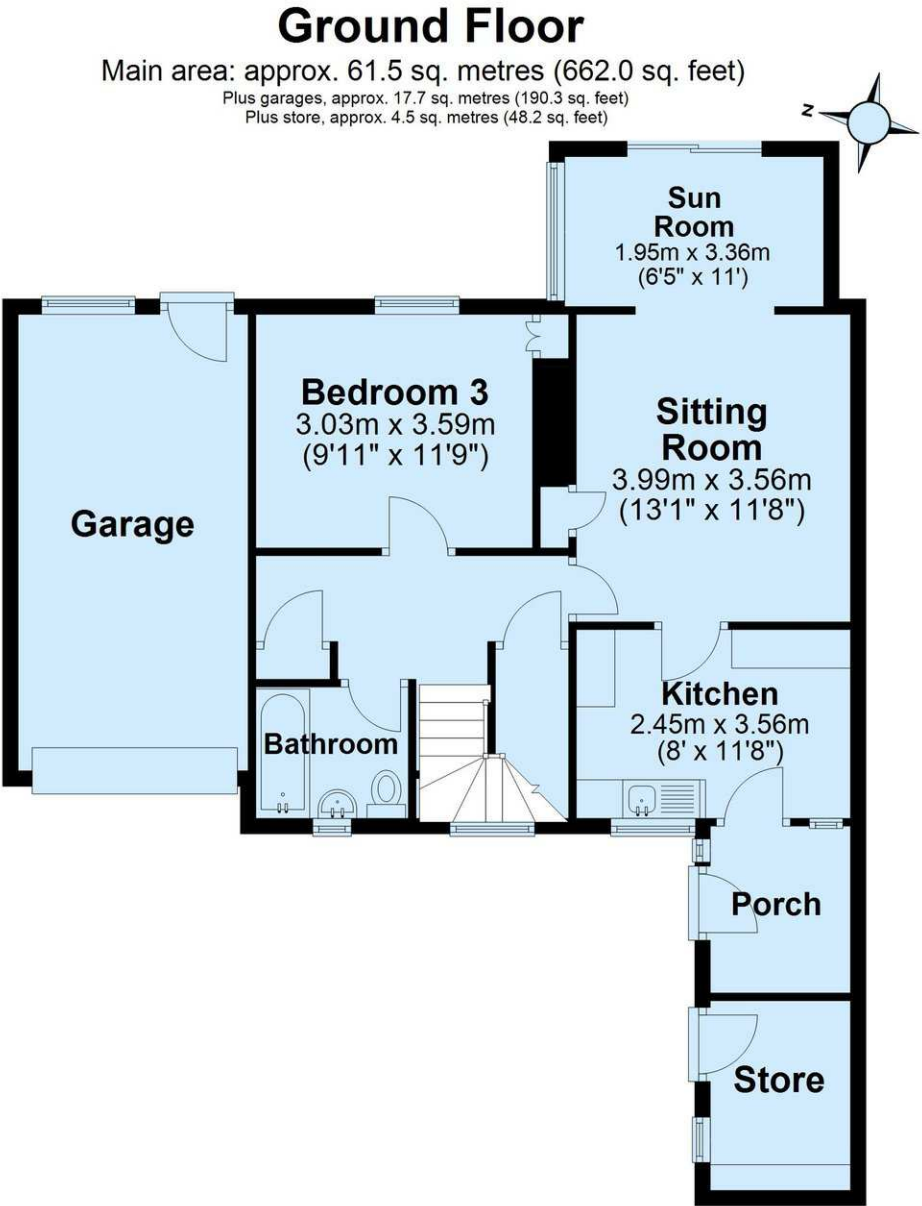
On entering Salcombe, turn left at the first crossroads into Onslow Road. Take the first right into St Dunstons Road, then after a short distance turn left into Raleigh Road. Continue for about 200 yards, then turn right into Loring Road. No 7 will be found on the left-hand side, opposite the Post Office.

Viewing

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



FLOOR PLAN



Main area: Approx. 92.0 sq. metres (990.1 sq. feet)
Plus garages, approx. 17.7 sq. metres (190.3 sq. feet)
Plus store, approx. 4.5 sq. metres (48.2 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.