

ECILA  
SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# ECILA

---

A charming, detached bungalow set in a sought-after Salcombe location, offering three bedrooms, a driveway and garage, and a generous garden with wonderful views. Ecila is an appealing home in a highly desirable setting, just a short distance from the town centre.

The accommodation is accessed via a useful porch, leading into the entrance hall and through to a central hallway, currently arranged as a dining area, creating a versatile and inviting space. From here, a spacious sitting room features a bay window overlooking the front garden, allowing for an abundance of natural light. The property also benefits from a well-appointed, light-filled kitchen with ample storage, which overlooks the rear garden and enjoys stunning views over the surrounding countryside.

There are three well-proportioned bedrooms, two of which benefit from built-in storage and wash hand basins. A family bathroom and separate WC complete the internal accommodation.

Externally, the front garden is attractively planted with mature shrubs and established planting. A driveway provides off-road parking and leads to a garage, which in turn gives access to a useful utility room. This opens onto the rear garden, a generous and private space bordered by mature planting and featuring attractive terrace areas, ideal for outdoor dining, relaxing, or simply enjoying the superb views over Salcombe, the surrounding countryside, and the estuary. In addition, the property benefits from a large storage area located beneath the house, accessible via a door from the rear garden, offering valuable and versatile extra space.

Ecila presents an excellent opportunity to acquire a home in this highly sought-after Salcombe location, offering significant potential to create a truly special coastal retreat.

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 coves 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

Ecila, Herbert Road, Salcombe, TQ8 8HN

## Mileages

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

## Services

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

## EPC Rating

Current: 52, Potential: 75

## Council Tax Band

E

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Charming, detached 3-bedroom bungalow
- Large garden with stunning views over Salcombe, the surrounding countryside, and the estuary
- Driveway parking, garage, and adjoining utility room
- Light and spacious accommodation throughout
- Sought-after Salcombe location
- Close to the town centre and amenities

## 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

Upon entering Salcombe from Kingsbridge, go straight ahead at the first crossroads and continue along Main Road as it winds around the side of the hill. At the next junction, fork left onto Devon Road and immediately fork left again onto St Dunstan's Road. At the top of the hill, turn right onto Herbert Road. After about 150 yards, the entrance to Ecila will be found on the left-hand side.

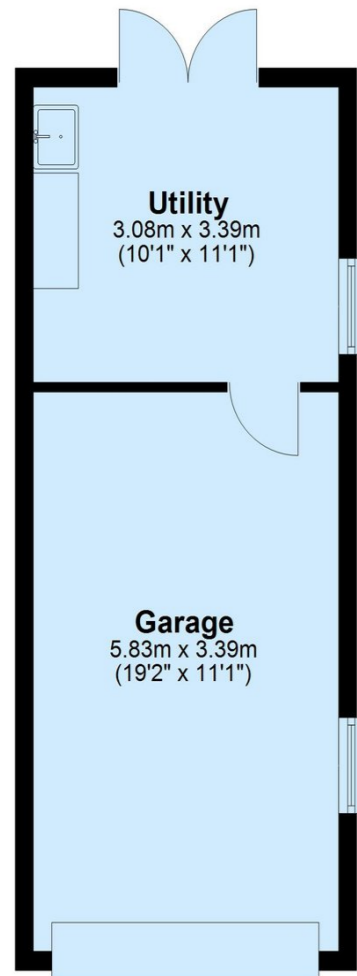
## Viewing

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

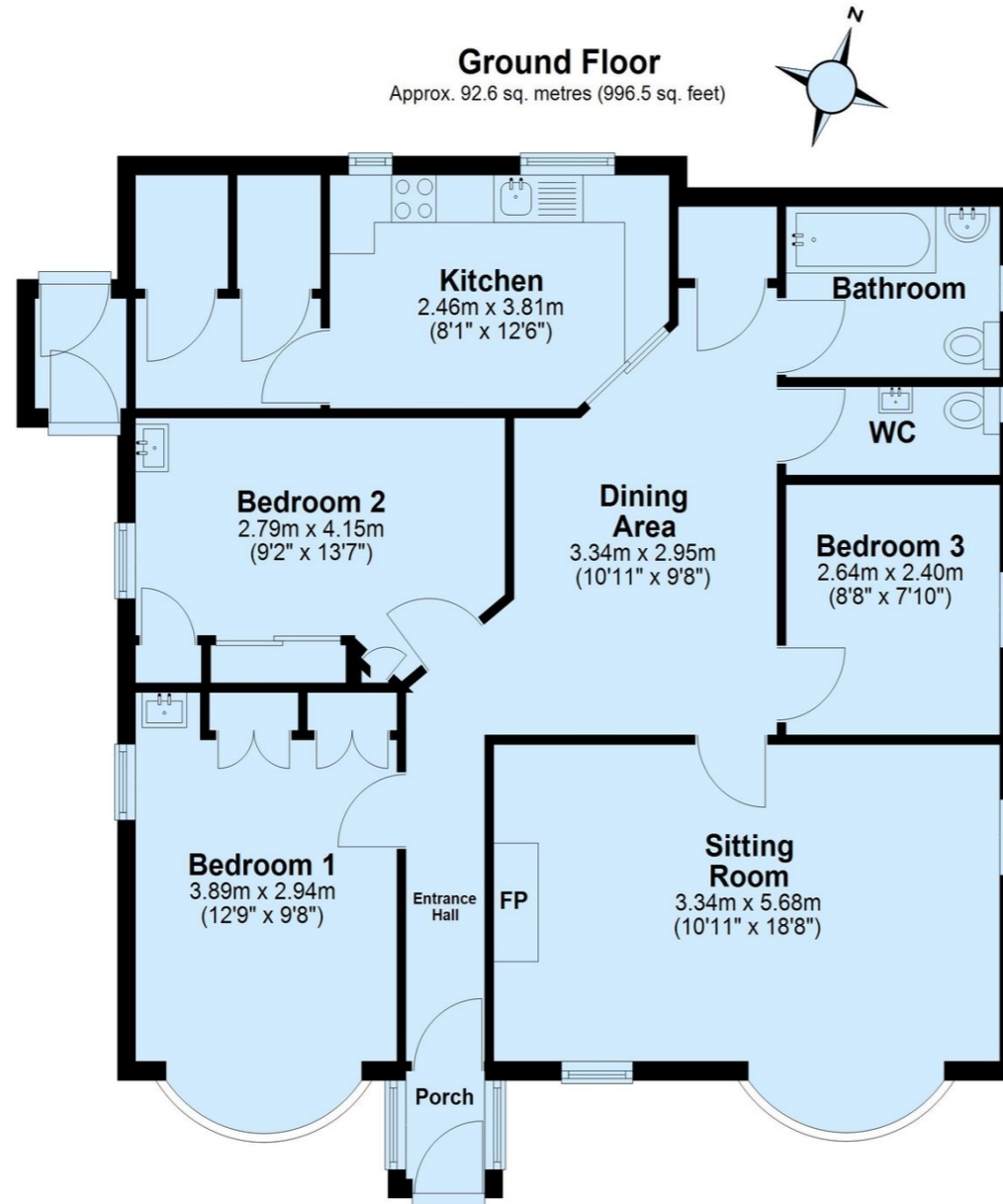


# FLOOR PLAN

**Lower Ground Floor**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 30.5 sq. metres (328.7 sq. feet)



**Ground Floor**  
Approx. 92.6 sq. metres (996.5 sq. feet)



Main area: Approx. 92.6 sq. metres (996.5 sq. feet)  
Plus garages, approx. 30.5 sq. metres (328.7 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.