

WHISPERS SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

WHISPERS

Whispers is a large, beautifully presented semi-detached house, enjoying an elevated position with far-reaching panoramic countryside views extending towards the Salcombe Estuary. The property benefits from a sunny aspect, a large lawned garden, a balcony, and off-street parking to the front.

This modern home boasts a spacious interior with a bright and contemporary design throughout. The property is entered via the ground floor, where the entrance hall leads to a beautifully expansive open-plan kitchen, dining, and living area. This stylish space is perfect for entertaining, with sliding doors opening onto a balcony that captures stunning rural and estuary views. The ground floor also includes a useful W/C and a separate bathroom, making it ideal for both guests and everyday living.

Stairs from the entrance hall lead up to the first floor, which features two generously sized bedrooms, each with an en-suite shower room.

The lower ground floor provides two additional bedrooms with direct access to the garden, as well as a practical utility room and further storage.

Outside, Whispers is approached via a generous parking bay offering off-street parking at the front. Side access leads to the rear, where a large lawned garden offers plenty of space for outdoor living.

With its spacious layout, modern finishes, and breathtaking views, Whispers offers a truly special living experience. Situated in a sought-after residential area of Salcombe, it is ideally located for access to local amenities, schools, and scenic coastal walks.

Don't miss the opportunity to make this exceptional property your own - contact us today to arrange a viewing and discover everything Whispers has to offer.

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

Whispers, Raleigh Road, Salcombe, Devon, TQ8 8AY

Mileages

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

Services

Mains water, drainage, electricity and gas.

EPC Rating

Current: 85, Potential: 92

Council Tax Band

N/A

Tenure

Freehold

Authority

South Hams District Council

Key Features

- 4 Bedrooms
- Open plan living/dining room/kitchen
- Spacious and bright accommodation
- Off-street parking
- Large garden
- Balcony
- Far reaching countryside views towards the estuary
- Close proximity to convenience store and post office

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

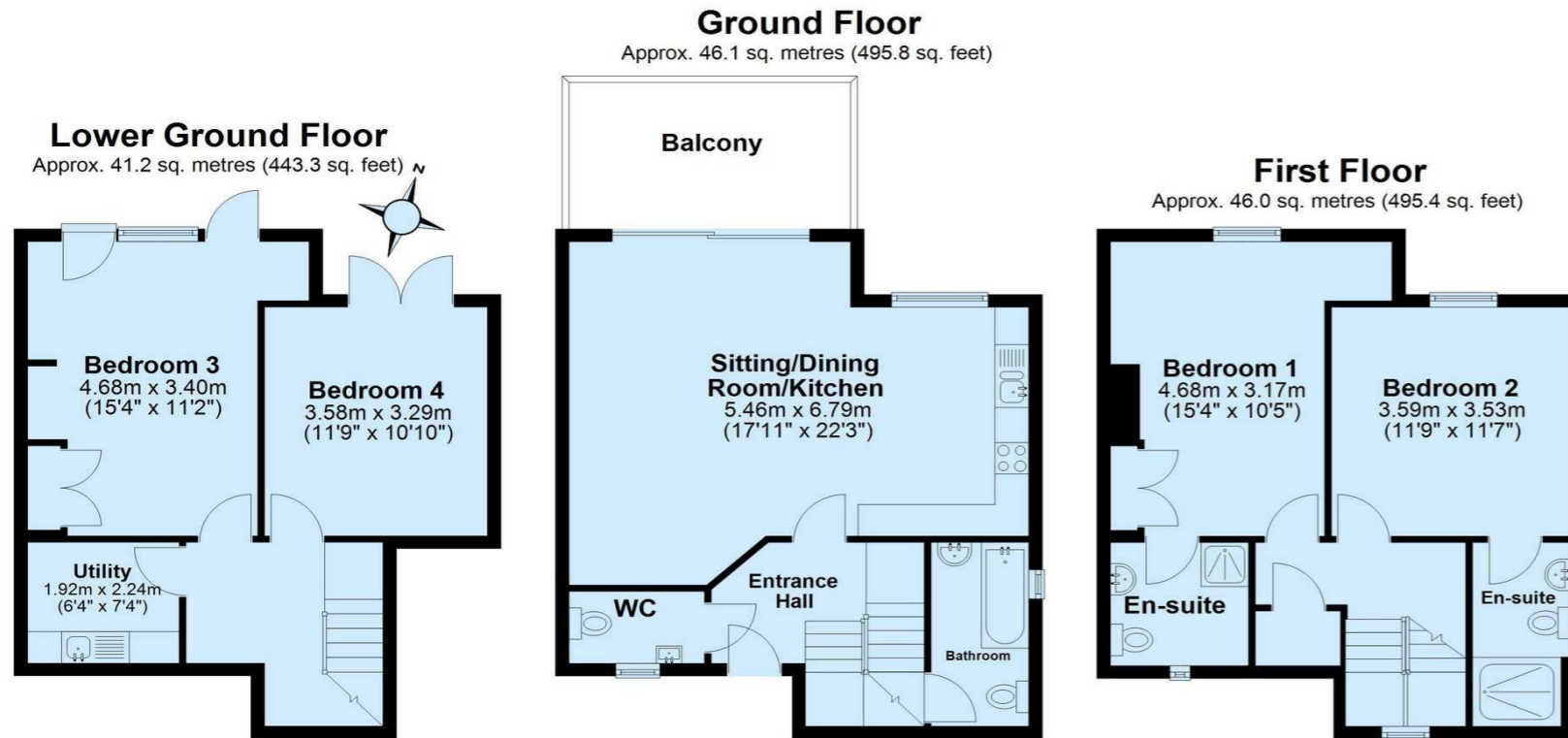
On entering Salcombe, pass the filling station on your right-hand side. At the crossroads, turn left into Onslow Road. Take the first turning on the right into St. Dunstons Road, then take an immediate left into Raleigh Road. Continue along the road, and Whispers will be found a short distance along on the left-hand side.

Viewing

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



FLOOR PLAN



Total area: approx. 133.3 sq. metres (1434.5 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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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