

4 ROUND BERRY DRIVE  
SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

## 4 ROUND BERRY DRIVE

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A spacious, light-filled, and beautifully maintained link-detached bungalow, situated in a highly sought-after residential area of Salcombe, enjoying delightful views across North Sands Valley and the surrounding countryside.

Occupying a level plot within this desirable development, the property has been lovingly cared for by the current owners. The heart of the home is the generous open-plan kitchen, dining, and sitting area, creating a wonderful sense of space and flow. Large patio doors open directly onto the rear garden, perfectly framing the picturesque views and providing an ideal space for indoor-outdoor living and entertaining. The accommodation also includes three well-proportioned bedrooms, a family bathroom, and a separate cloakroom.

Outside, the rear garden is attractively landscaped for ease of maintenance, with a level lawn, established borders, and a variety of mature shrubs. A particular rarity in Salcombe is the property's level access to both the front and rear, making it especially well suited to those seeking a retirement home or an easy-to-manage lock-up-and-leave property. It also enjoys close proximity to the beautiful sandy beaches of North Sands and South Sands.

Salcombe is one of the South West's premier coastal destinations, renowned for its sailing and boating opportunities. Set on one of the region's most picturesque estuaries, it offers miles of sheltered waters, stunning sandy beaches, and an excellent selection of independent shops, pubs, cafés, and restaurants, making it an exceptional place to live or enjoy as a holiday home.



# PROPERTY DETAILS

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## Property Address

4 Round Berry Drive, , Salcombe, Devon, TQ8 8LY

## Mileages

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

## Services

Mains water, electricity and drainage. Oil fired central heating.

## EPC Rating

Current: 57, Potential: 80

## Council Tax Band

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## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- 3 Bedroom bungalow with stunning views
- Popular residential area close to sandy beaches
- Open plan living with plenty of storage
- Kitchen with breakfast bar
- Sitting room with patio doors opening onto rear garden
- Stunning countryside views from all main rooms

## 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

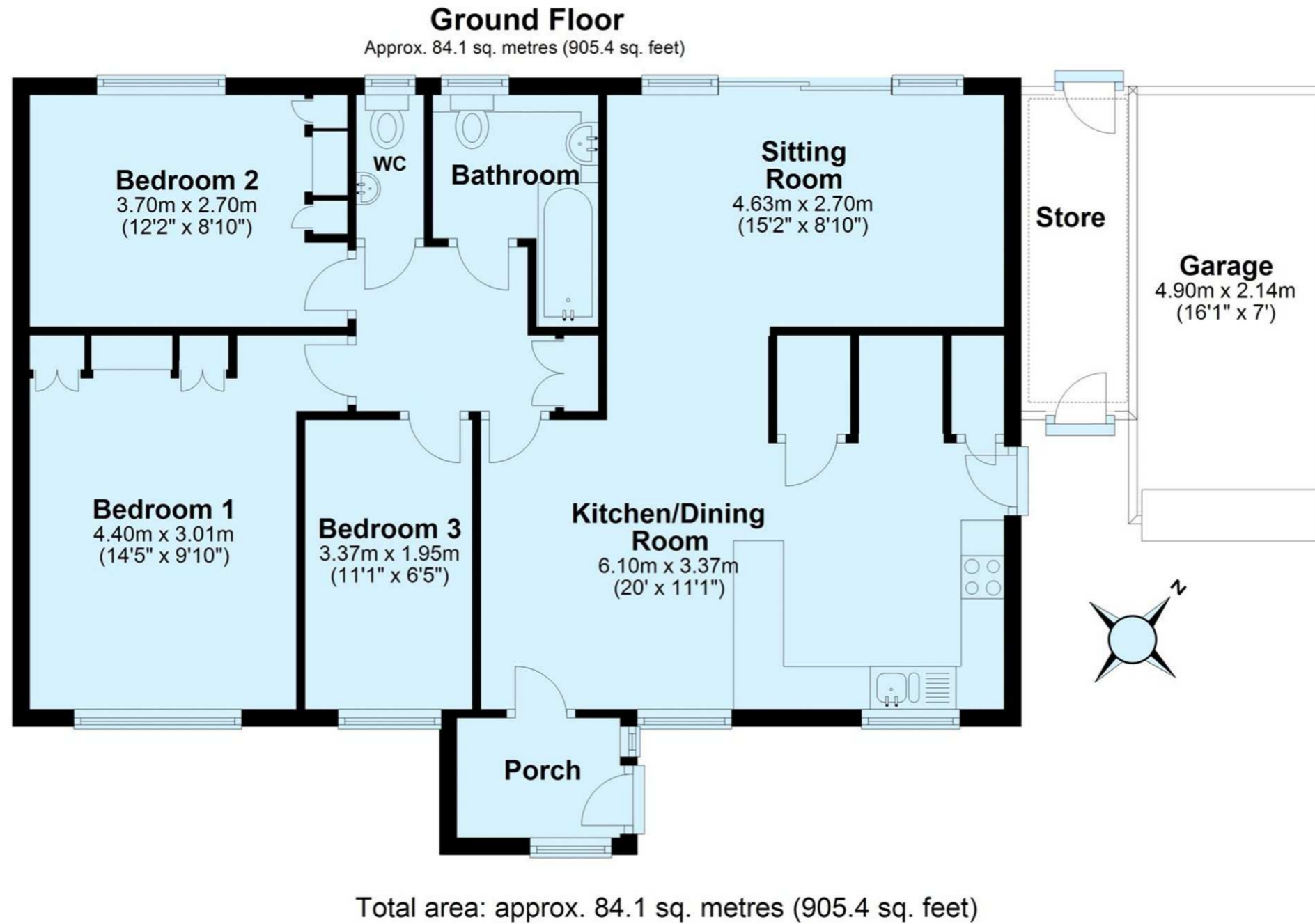
On entering Salcombe from Kingsbridge, turn right at the crossroads by the bus shelter into Beadon Road. Take the first turning on the left into Round Berry Drive. No. 4 will be found on the right hand side shortly after turning into this road.

## Viewing

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



# FLOOR PLAN



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