



Camar, Loring Road, Salcombe

In Excess of £695,000

HARRIET
GEORGE

Camar

Loring Road, Salcombe

A well presented three storey house with off street parking and delightful rear garden.

Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round living.

Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to a long sandy beach with hidden coves backed by woodland and coastal paths.

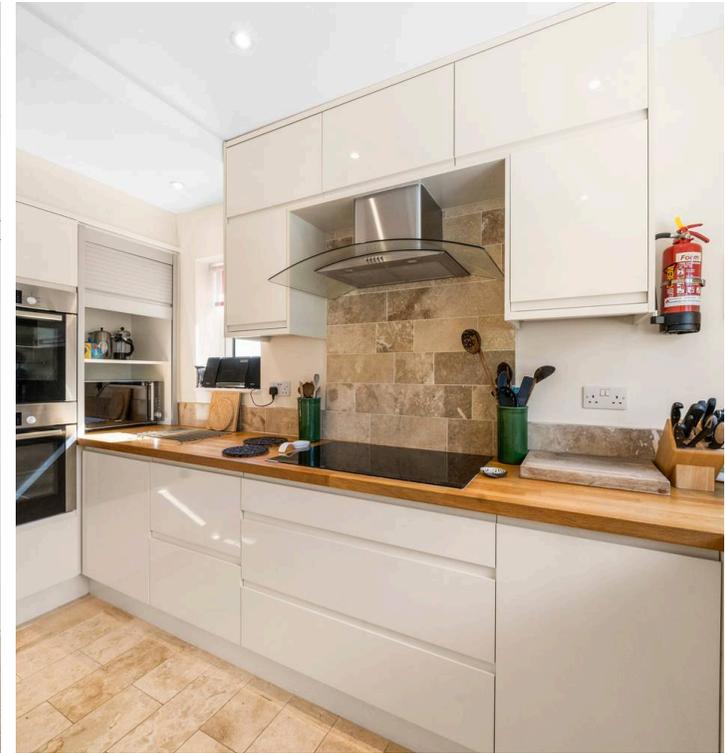
Camar is located on a popular residential road within half a mile of the town centre and conveniently close to a local shop and post office.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



The spacious accommodation is arranged over three floors and presented in immaculate decorative condition. From its slightly elevated position and upper floors the house enjoys delightful far reaching views of the Kingsbridge and Salcombe estuary framed by rolling South Hams hills.

On the entrance level is a double reception room with sitting area at one end and dining at the other. Doors from the dining area lead to the modern and well equipped L-shaped kitchen with access to the garden.

The first floor has three bedrooms and a family bathroom. The en-suite attic bedroom has a shower room, excellent eaves storage and superb views of South Pool and Frogmore Creek.

The beautifully landscaped garden is south west facing and enjoys sun into the late afternoon and early evening. There is a generous paved patio outside the kitchen with level lawn beyond and a large shed / workshop with power.

The house has been successfully holiday let for many years (although not currently let) and figures are available on request.

SERVICES

Mains water, drainage, gas and electricity.

DIRECTIONS

On entering Salcombe from Kingsbridge turn left at the first crossroads into Onslow Road. Take the next right into St Dunstons Road and then left into Raleigh Road. Loring Road is the first road on the right and Camar will be found a short distance along on the right hand side.



Approximate Gross Internal Area = 107 sqm / 1152 sq ft
(Excluding Shed / Workshop)

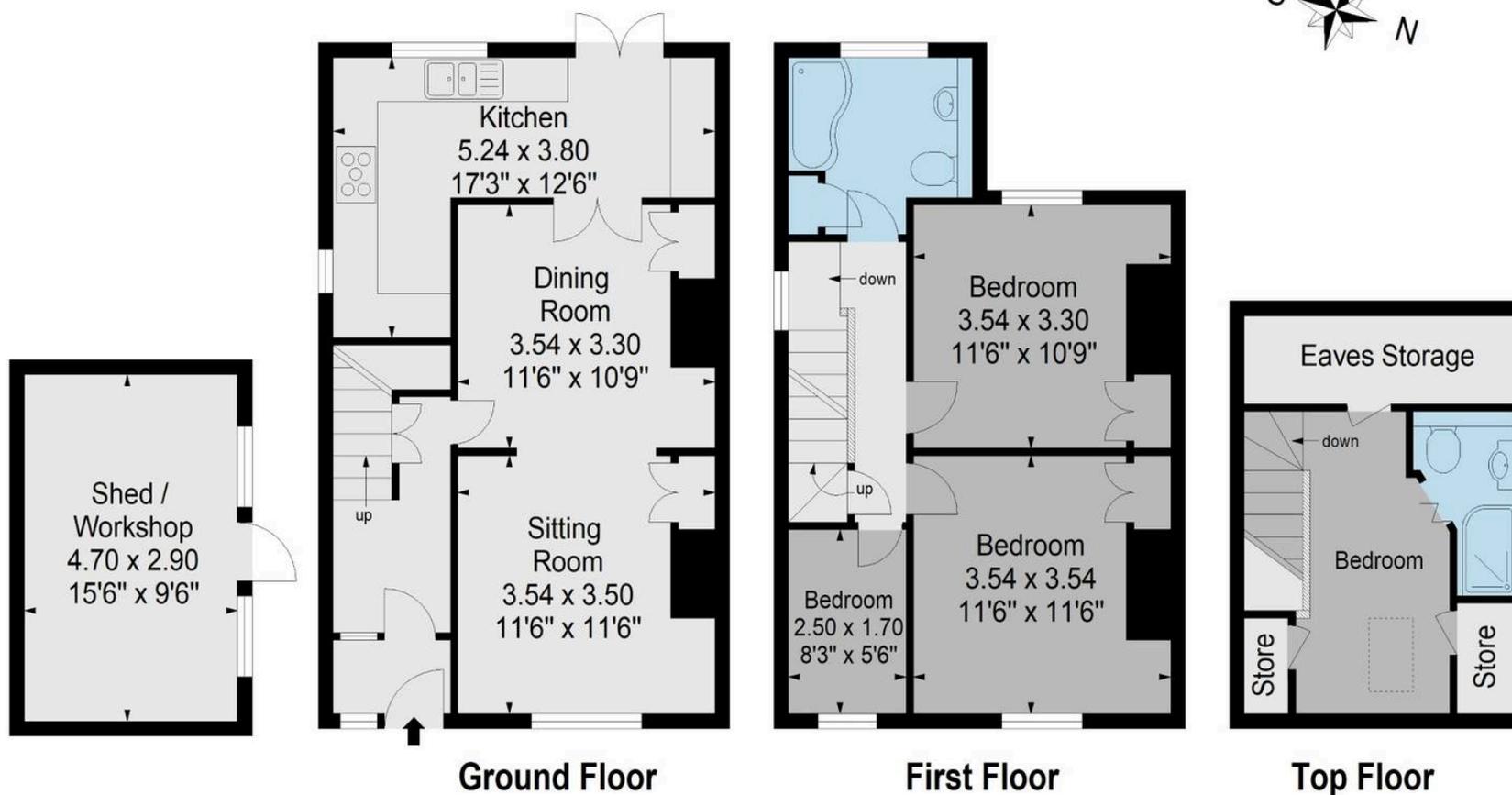


Illustration for identification purposes only,
measurements are approximate, not to scale.

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.