

CRANMERE CORONATION ROAD, SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

CRANMERE

A charming and recently renovated four-bedroom townhouse, Cranmere presents a wonderful opportunity to acquire a beautifully appointed property in a highly sought-after location in Salcombe. The property benefits from off-street parking, a sunny rear garden, and is within easy walking distance of the waterfront and the town's excellent amenities.

The property is entered via a welcoming entrance hall, which leads into the main living area. This space has been thoughtfully opened up by the current owner to create a wonderful open-plan environment. Incorporating a charming sitting room with a beautiful bay window, allowing an abundance of natural light to flood in, and a feature fireplace, the space flows seamlessly into the dining area, creating the perfect setting for entertaining.

This in turn leads into the well-appointed kitchen, which has been cleverly designed to maximise the available space and incorporates a range of built-in appliances alongside ample cupboard storage. Beyond the kitchen is a useful storage or utility room and a convenient, modern shower room. A rear door leads out onto a glorious patio.

Stairs lead to the first-floor landing, where you are greeted by a modern and spacious family bathroom. Two generously proportioned bedrooms are located on this floor, with the larger of the two enjoying an abundance of natural light through two windows.

Stairs lead to the second floor, where there are two further bedrooms. The larger of the two benefits from useful eaves storage and enjoys wonderful views towards the Salcombe Estuary.

Externally, the property benefits from an off-street parking space to the front, adding to the convenience and appeal of the property. To the rear, there is a glorious south-facing garden, enjoying a sunny aspect and incorporating both patio and lawned areas. The garden is enclosed by fencing and mature hedging, creating a pleasant outdoor space.

Cranmere presents an excellent opportunity to acquire a charming property that has been tastefully modernised, creating a wonderful home that is ready to move into. With four bedrooms, two bathrooms, allocated parking, and glorious sunny outside space, this is a superb property in a highly desirable location.

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.



PROPERTY DETAILS

Property Address

Cranmere, Coronation Road, Salcombe, Devon, TQ8 8EA

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 fired central heating.

EPC Rating

Current: 60, Potential: 81

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Superb, recently renovated period townhouse
- Four well-proportioned bedrooms
- Convenient off-street parking to the front
- Sunny rear garden with two patio areas
- Open-plan living area with feature fireplace
- Level walk to the waterfront and town 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

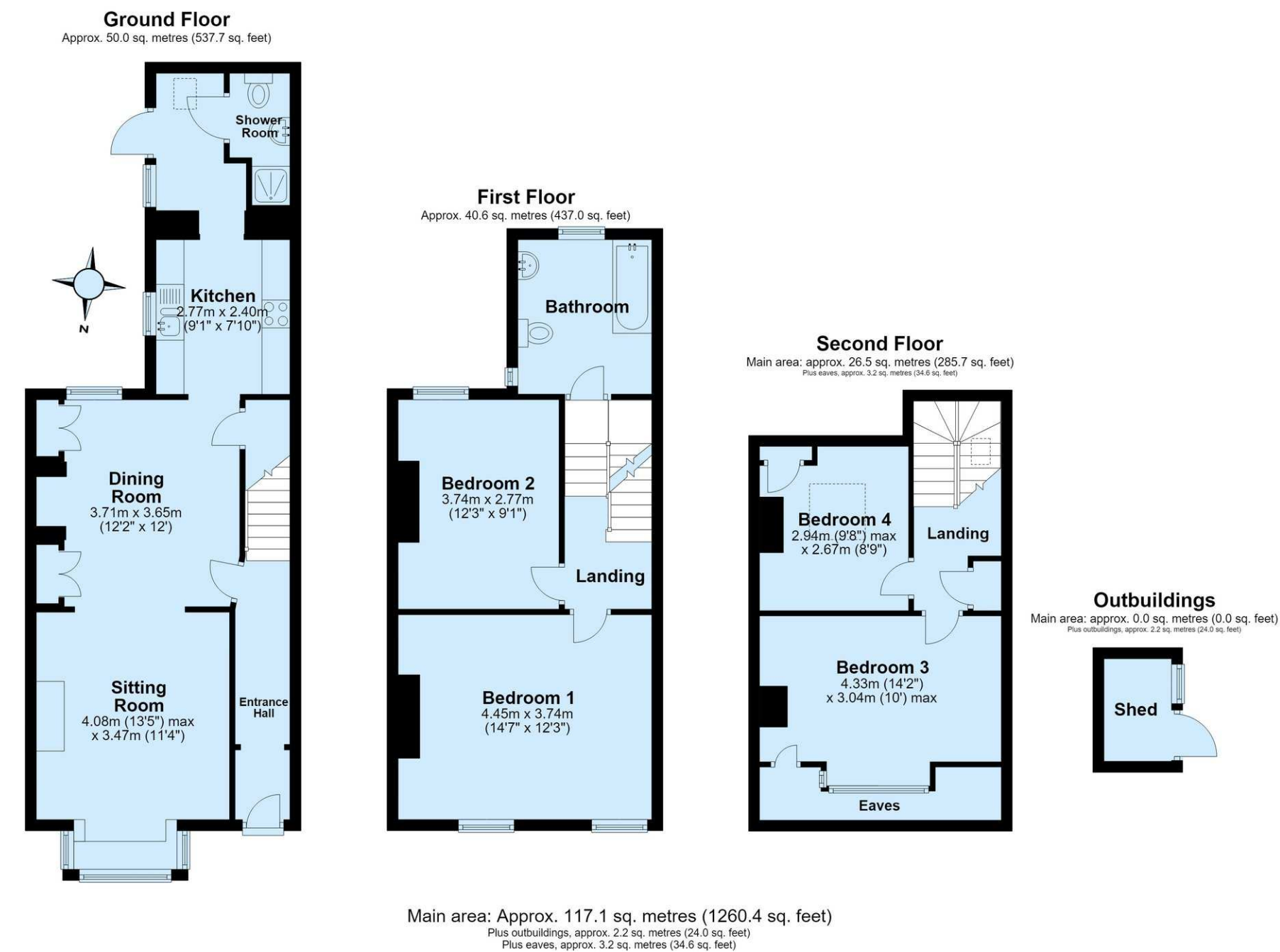
On entering Salcombe from Kingsbridge, turn left just before reaching the filling station into Bonfire Hill. Follow this road down the hill and then turn left into Coronation Road. Cranmere will be found half way down the the road, on the right hand side.

Viewing

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



FLOOR PLAN



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.

Dartmouth
01803 839190

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