

29 KINGSALE ROAD  
SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 29 KINGSALE ROAD

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29 Kingsale Road is a charming two-bedroom semi-detached home, perfectly positioned in a desirable residential area just a short walk from Salcombe's town centre. Boasting a well-maintained garden and off-street parking, this beautifully presented property offers generous accommodation, with first-floor glimpses towards the Salcombe Estuary and countryside beyond.

The property is approached through a spacious conservatory porch that leads directly into the central entrance hall. The ground floor offers a wonderful living area, where the sitting room complete with wood burner, dining room, and conservatory have been opened up to create a large and flowing space filled with natural light. Off the entrance hall is a well-equipped, modern kitchen with integrated appliances. Additionally, there is a sleek and contemporary shower room.

The first floor features two large bedrooms, with the master bedroom enjoying views towards the estuary and surrounding countryside. A convenient WC also serves the first-floor accommodation.

Outside, there is the added benefit of a useful outbuilding, currently used as a utility room with additional storage and workshop space. The garden has been beautifully landscaped to create a private and peaceful setting for relaxation, with areas of decking and patio bordered by mature shrubs and plants.

\*Please note that Local Authority restrictions apply.\*

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.





# PROPERTY DETAILS

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## Property Address

29 Kingsale Road, Salcombe, Devon, TQ8 8AS

## 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: D, Potential: B

## Council Tax Band

C

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Charming 2 bedroom semi-detached home
- Desirable residential location
- A short walk from Salcombe town centre and amenities
- Well-maintained garden and off-street parking
- Generous accommodation
- Master bedroom with views towards the Salcombe Estuary and countryside
- Useful outbuilding/storage

## 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

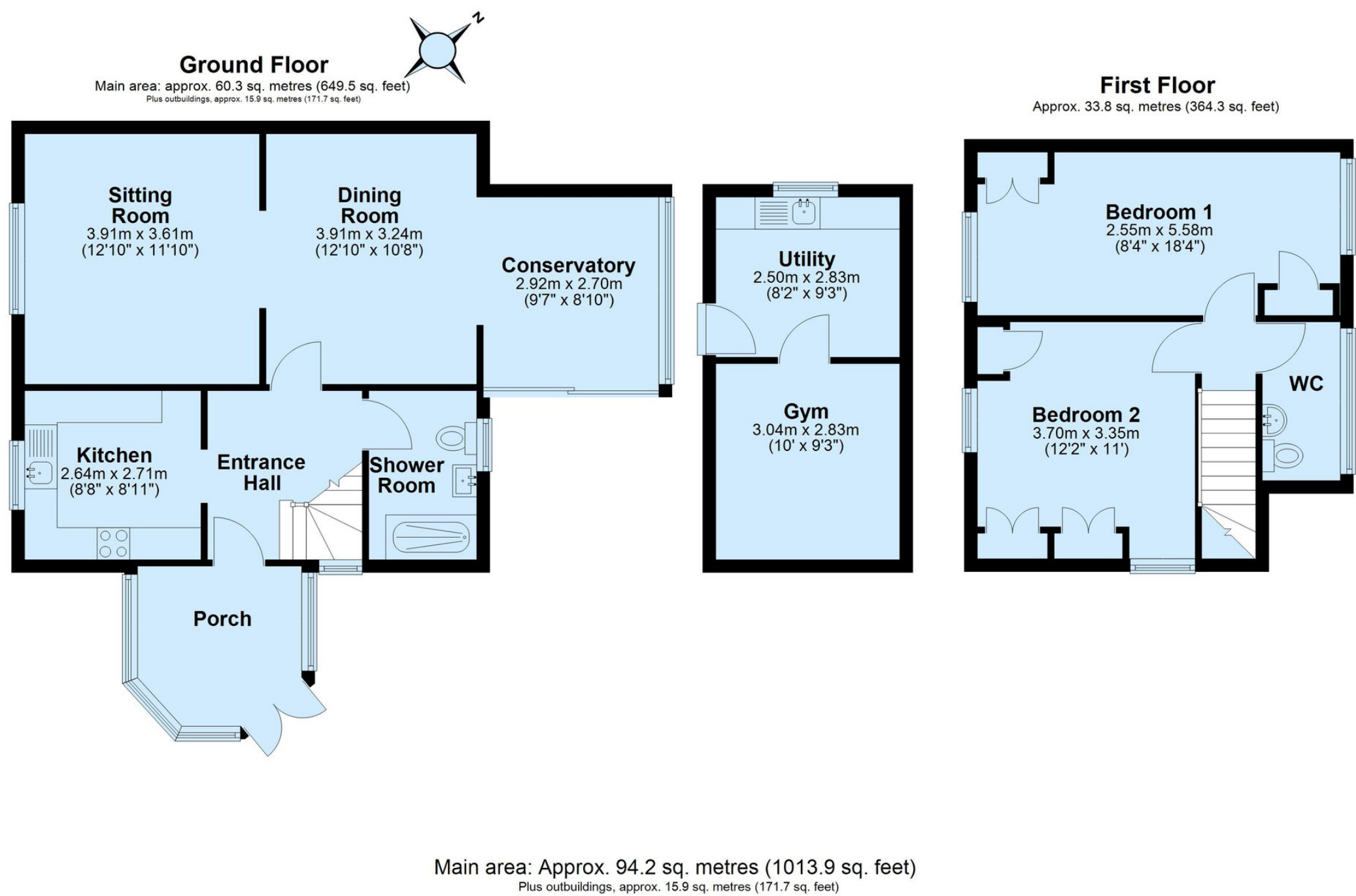
On entering Salcombe via the A381 from Kingsbridge, turn left at the first crossroads by the bus shelter into Onslow Road. Take the first right into St Dunstons Road and continue for approximately 250 yards. Then take the third left into Kingsale Road. Number 29 will be immediately on your left as you turn into the road.

## Viewing

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



# FLOOR PLAN



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