

28 CAMPERDOWN ROAD

SALCOMBE



28 Camperdown Road | Salcombe Devon | TQ8 8AX

A delightful three bedroom house offering spacious family accommodation, a generous rear garden, and just a short walk from Salcombe town centre and harbours.

This end-of-terrace home is conveniently located close to a local shop, the primary school, and a bus service to Kingsbridge, with the harbours and town less than half a mile away. The house has been beautifully presented and features a light and airy living room with a wood burner, a modern, well-equipped kitchen, and a practical utility room with access to the rear garden.

The first floor comprises two spacious double bedrooms, a shared family bathroom, and a useful office space with stairs leading to the second floor, which boasts a further bedroom.

Outside, the property benefits from a generous terraced garden with a charming decked area - an ideal space for entertaining or relaxing. There is also convenient side access to the garden from the front of the property.

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.

Please note that Local Authority restrictions apply.

Salcombe Office
01548 844473 | salcombe@marchandpetit.co.uk
24 Fore Street
Salcombe, TQ8 8ET



Property Details

Services:	Mains gas, electricity, water, and drainage.
EPC Rating:	Current: D Potential: B
Council Tax:	Band B
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- End-of-terrace family home
- Three bedrooms plus office space
- Light and airy accommodation throughout
- Generous rear garden
- Short walk to town amenities and harbours

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

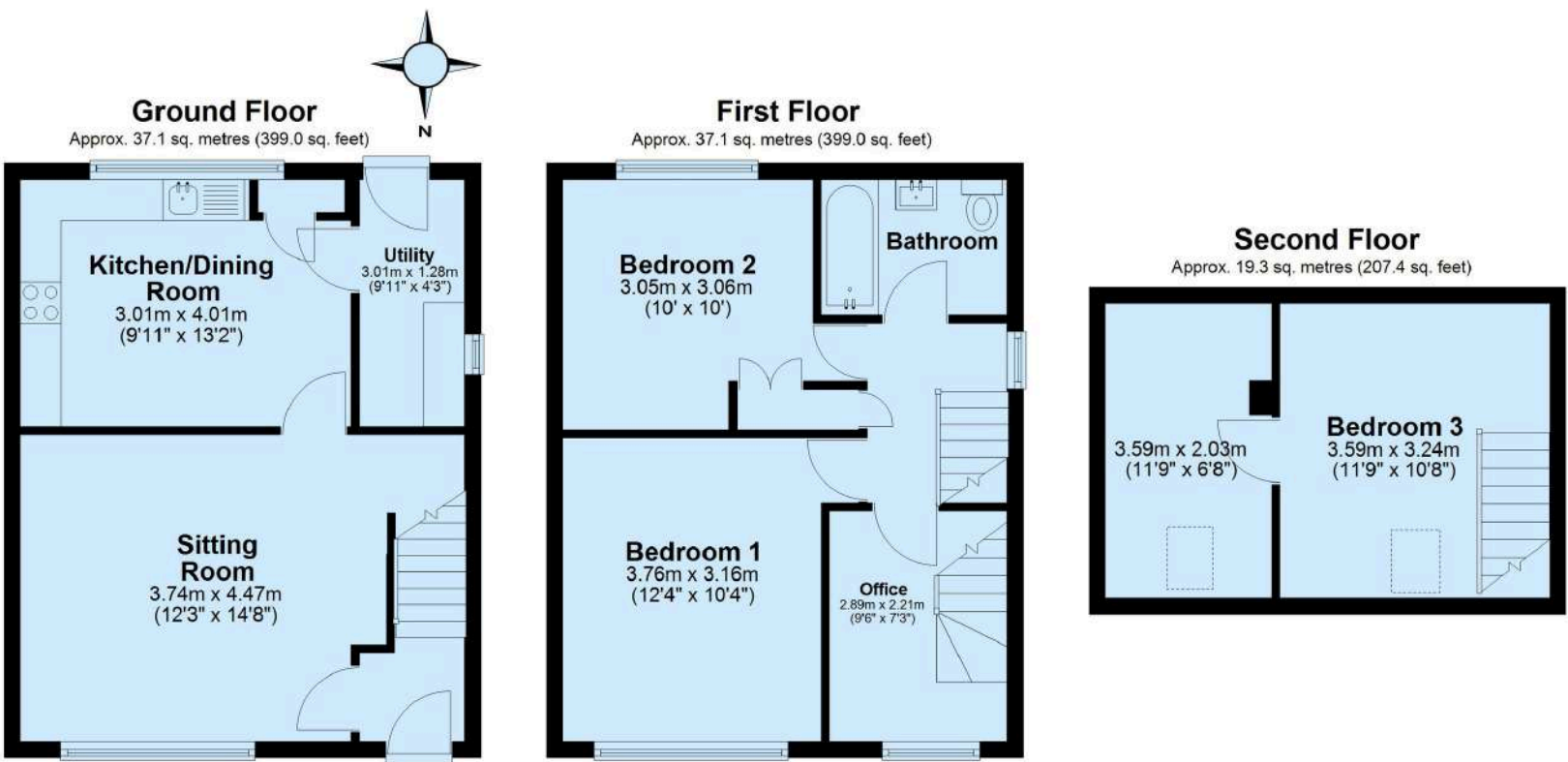
On entering Salcombe from Kingsbridge, turn left at the first crossroads onto Onslow Road. Turn right onto St Dunstons Road, proceed past the turning for Raleigh Road, and the property will be found on the left-hand side.

Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473



Floor Plans



Total area: approx. 93.4 sq. metres (1005.3 sq. feet)



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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.