

CRANMERE SALCOMBE



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Cranmere | Coronation Road | Salcombe Devon | TQ8 8EA

Full of character and well maintained, Cranmere is the ideal home, within an easy, level walk to all the town's amenities and waterfront.

This delightful townhouse offers light and airy accommodation throughout, with traditional living space and charming, characterful features. The entrance hall leads into the front-facing sitting room, which boasts a bay window and a beautiful feature fireplace. The separate dining room, located at the rear of the property, leads into the kitchen, which has a door opening out onto the garden. There is also a useful pantry and utility room with a WC, shower cubicle, and space for white goods.

There are two double bedrooms and a family bathroom on the first floor, with stairs leading to the second floor, which features two further bedrooms.

Outside, there is a parking space to the front of the property and a secluded, south-facing back garden.

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. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services: Mains electricity, water and drainage.
Gas fired central heating

EPC Rating: Current: D Potential: B

Council Tax: Band D

Tenure: Freehold

Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Delightful period town house
- Level walk to waterfront and town amenities
- 4 Bedrooms
- 2 Reception rooms
- Sitting room with feature fireplace
- Sunny rear garden
- Off road parking to front

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

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



Floor Plans



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.

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