

BELGRAVIA SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

BELGRAVIA

INTRODUCTION , FOR SALE BY AUCTION

Located in one of Salcombe's most sought-after residential areas, this generous four-bedroom detached property offers an exceptional opportunity to create your dream coastal home. Just a short stroll from the vibrant town centre and picturesque harbours, the home also boasts delightful views towards the Salcombe Estuary and countryside beyond, and is just a stone's throw from a local convenience store and post office.

Arranged over three floors, the accommodation is both versatile and full of potential. The ground floor features a large sitting room and dining area, a separate kitchen, and a practical utility room, boot room, and WC.

The first floor offers three well-proportioned bedrooms, with the principal bedroom enjoying a full-width balcony that showcases wonderful estuary views. A family bathroom and separate WC complete this level.

The second floor currently presents a spacious fourth bedroom with ample eaves storage.

Externally, the property benefits from a front patio and off-road parking that leads to an under croft car port. Side access takes you to a generous rear garden offering plenty of scope for landscaping or redesign. There's also a useful adjoining shed for storage.

Offering fantastic potential for renovation and modernisation, this is a rare opportunity to purchase a substantial property in the heart of Salcombe - perfect for those looking to create a bespoke family home or a stylish coastal retreat.

Viewings highly recommended to appreciate the setting and possibilities this property holds.

METHOD OF SALE

The property will be offered for sale at £500,000 subject to a reserve price on 10th September at 2pm prompt at the Crabshell, Kingsbridge. Unless previously sold.

DEPOSIT

A 10% deposit based on the sale price will be payable at the fall of the hammer and in addition a 1% buyer's premium will be payable to the vendor's sole selling agents by means of a BACS payment at the time and venue of the auction.

PROXY BIDS

Those not able to attend the auction but intend to use a proxy must complete and return a proxy form and have with them at the time of the auction a cheque made payable to the vendor's solicitor for 10% of the guide price.

SPECIAL CONDITIONS OF SALE

Copies of the Special Conditions of Sale can be obtained from either the vendor's sole agents, Marchand Petit, Salcombe office, salcombe@marchandpetit.co.uk or from the vendors solicitors, Bartons Solicitors Kingsbridge, kjg@bartons.co.uk, 01548 855991

BUYERS PREMIUM

A Buyer's Premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendor's sole agent at the auction. In the event the property is sold prior to auction or after the auction the Buyer's Premium remains payable to the vendors sole agent in accordance with the contract.

MONEY LAUNDERING REGULATIONS

All interested buyers attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order that we can comply with Money Laundering Regulations.

COMPLETION

No later than 28 days

AUCTION CONDITIONS

Our standard auction conditions can be viewed on our website under Marchand Petit's Standard Auction Conditions. <http://rtsites.rtsb.net/Sites/486/Themes/PropertyPortals/TV2/pdf/CommonAuctionConditions.pdf>



PROPERTY DETAILS

Property Address

Belgravia, Raleigh Road, Salcombe, Devon, TQ8 8BH

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles, A38 Devon Expressway
16 miles (distances are approximate)

Services

All mains services.

EPC Rating

Current: E, Potential: D

Council Tax Band

Band E

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Fantastic potential for renovation and modernisation
- Spacious and generous accommodation
- Sought after location close to the town centre and harbours
- Views towards the Salcombe Estuary and countryside beyond
- Off road and under croft parking

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, turn left at the first crossroads by the bus shelter into Onslow Road. Take the first turning right into Camperdown Road, and then the first turning left into Raleigh Road. Proceed along this road for about 200 yards, and the property will be found towards the end on the left-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.