



13 Kingsale Road





# 13 Kingsale Road

, Salcombe, TQ8 8AS

Salcombe Harbour 0.5 mile; Kingsbridge 6 miles; Plymouth 24 miles

A well-appointed 3 bed semi-detached home with private parking, large rear terraced garden and far reaching views. Subject to 3-year Devon Rule.

- Subject to 3 yr Devon Rule
- Large sitting room, separate open plan kitchen/breakfast room
- Raised decked area
- Private driveway with space for 3+ vehicles
- Council Tax Band C
- Spacious accommodation
- 3 double bedrooms and family bathroom
- Superb landscaped gardens
- No onward chain
- Freehold sale

## Guide Price £435,000

### DESCRIPTION & ACCOMMODATION

Since the owners purchased the property in July 2024, most the house has been modernised and improved to provide generous, well-flowing accommodation arranged over two floors. The heart of the home is a large, well-equipped kitchen and breakfast room with patio doors opening onto a raised deck with glass balustrading. There is a good sized sitting room featuring an inset wood-burning stove. From the kitchen is the large utility room, providing space and plumbing for a washing machine, tumble dryer and a freestanding dishwasher. Separate WC.

On the first floor are three double bedrooms and a family bathroom. Two bedrooms have been modernised, whilst the principal bedroom remains to be completed. This bedroom enjoys particularly appealing views across the Salcombe estuary towards West Charleton.

The garden has been thoughtfully landscaped to create an excellent terraced patio, with space for an outdoor kitchen, with timber cladding to provide a good degree of privacy. A door leads out to a rear passage, offering additional access into the town. There is additional storage beneath the utility room for garden machinery, along with a large garden shed positioned close to the driveway.

### SERVICES & TENURE

Mains water, drainage, gas fired central heating. According to Ofcom, good mobile coverage and up to Ultrafast broadband is available. Freehold.

### AGENT'S NOTE

This property is subject to a three-year Devon rule, meaning it may only be purchased by qualifying local buyers who have lived within the South Hams local authority area for a minimum of three years.









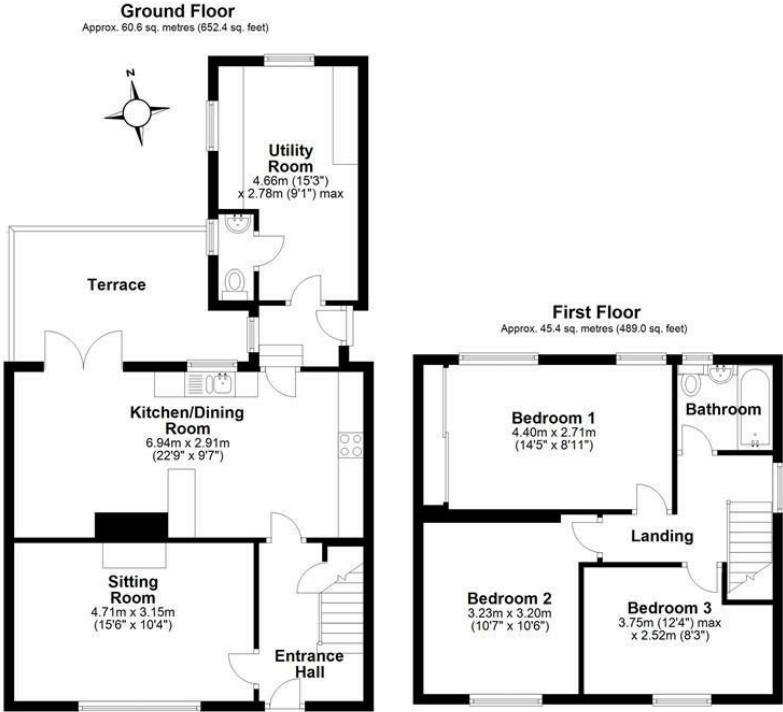
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Total area: approx. 106.0 sq. metres (1141.4 sq. feet)



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