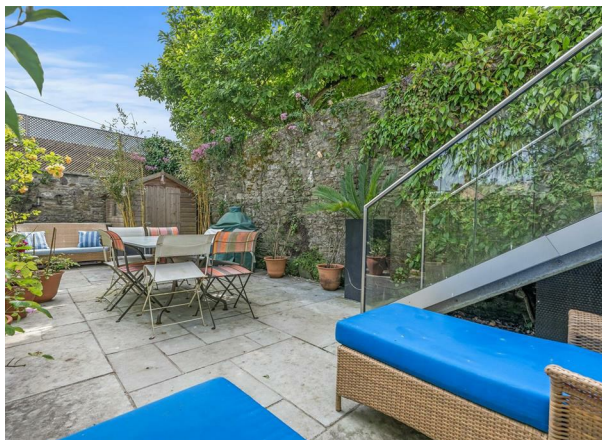


HARRIET GEORGE



10 COURTENAY STREET

Salcombe | TQ8 8DQ

Guide price £1,300,000

10 Courtenay Street | Salcombe

- **Wonderful estuary and rural views**
- **Beautifully presented accommodation**
- **Highly desirable location**
- **Kitchen dining room with bi-fold doors to terrace**
- **Utility room**
- **Well planned storage**
- **Easily maintained terraced gardens**
- **Residents parking**
- **Excellent holiday letting potential**
- **Rental projections available on request**

SITUATION AND DESCRIPTION

A charming terraced cottage with accommodation on four floors in a much sought after central position with excellent estuary views and delightful gardens.

10 Courtenay Street is a deceptively spacious home in the very heart of the town. Extended and renovated by the current owners, the accommodation has expansive windows and doors on every floor to take full advantage of the glorious harbour views.

On the entrance level is a spacious kitchen dining room with excellent storage and bi-fold doors to a paved terrace from which steps lead down to the lower garden.

The first floor sitting room has bifold doors with a glass screen and superb views. There is also a bathroom on this floor. The generous main bedroom on the top floor has spectacular views of the countryside, estuary and South Pool Creek.



A staircase from the kitchen leads down to the lower ground floor where there is a utility room, two bedrooms, a shower room and the largest bedroom has an en-suite bathroom, dressing area and French doors to the garden.

The outside space is a real feature of 10 Courtenay Street, the spacious lower terrace is enclosed by a charming stone wall and the upper terrace flows seamlessly off the dining area; both provide excellent areas to sit and bbq.

The property is located in a very popular area just moments from the shops, restaurants, harbour and mooring pontoons and is an exciting opportunity to acquire a wonderful Salcombe home.

TENURE

Freehold.

SERVICES

Mains water, drainage, gas and electricity. Gas fired central heating. Air conditioning on top floor.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Council Tax Band D.

VIEWING

Strictly by appointment with Harriet George Properties Limited.

DIRECTIONS

On entering Salcombe from Kingsbridge turn left at the first crossroads by the bus shelter into Onslow Road. Follow this road towards the bottom of the hill and after passing the church on your left take the next right turn into Courtenay Street. Number 10 is about halfway up on the left hand side.



Approximate Gross Internal Area = 155.24 sqm / 1671 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.

HARRIET
GEORGE

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