

11A ROUND BERRY DRIVE  
SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 11A ROUND BERRY DRIVE

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Situated in a popular residential area of Salcombe, this semi-detached three bedroom bungalow offers generous living space, a garage with off-street parking, and plenty of opportunity to put your own stamp on it.

A low-maintenance, stone-laid front courtyard leads to the entrance porch, which welcomes you into a spacious hallway. A bright and airy sitting room follows, featuring a large picture window that captures lovely open views. The modern kitchen/dining room is well-equipped and offers a practical, social space, with direct access to the rear garden via both the kitchen and a side entrance.

The bungalow features three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation all on one level.

Outside, the terrace rear garden combines patio and lawned areas, with plenty of scope to enhance and create a beautiful space for relaxing or entertaining.

Additional benefits include a private driveway and garage. With its great location, generous layout, and potential to personalise, this is a fantastic opportunity to create your ideal home in Salcombe.

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the Southwest with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.





# PROPERTY DETAILS

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## Property Address

11a Round Berry Drive, Salcombe, Devon, TQ8 8LY

## Mileages

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

## Services

Mains electricity, water, and drainage. Gas central heating.

## EPC Rating

Current: D, Potential: B

## Council Tax Band

Band D

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- 3 Generous bedrooms
- Popular residential area close to sandy beaches
- Garage and off-street parking
- Rear terrace garden with plenty of scope to enhance
- Countryside views from the living room

## 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 right at the crossroads by the bus shelter into Beadon Road. Take the first left into Round Berry Drive. No. 11a will be found on the left-hand side, a short distance along after turning into the road.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.





# FLOOR PLAN



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