

STAGS

13 Kingsale Road

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, 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 £425,000

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.



















IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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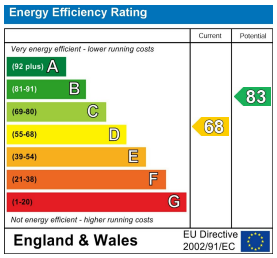

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