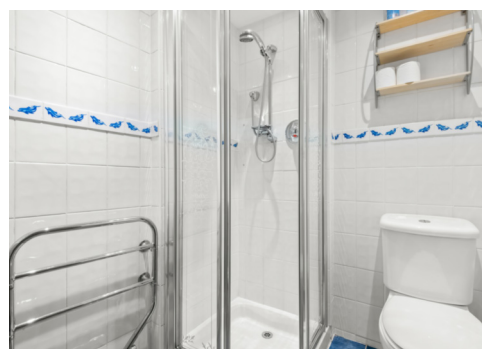


Sherbourne Cottage, 39 Fore Street, Salcombe TQ8 8JE

Luscombe Maye 
Waterside Properties







Sherbourne Cottage, 39 Fore Street Salcombe TQ8 8JE

Sherbourne Cottage is a charming former fisherman's cottage, located just off Fore Street, offering privacy yet benefitting from very easy access into town and the nearby beaches at East Portlemouth, only a couple of minutes away via the passenger ferry. In addition, the pathway outside the house also leads down to the water edge where one can launch a paddleboard or pick up passengers from a boat.

The property is arranged over two floors with a pretty stable door leading into the kitchen/dining room which is fully fitted. Adjacent is the good sized and attractive reception room with wood burning stove. Upstairs is a master double bedroom with en-suite shower room, together with another double bedroom and a separate shower room.

Outside, there is a paved terrace with room to sit out and access to the pathway down to the water.

The town of Salcombe offers numerous cafes, bars and restaurants as well as independent boutiques and further access onto the water at Normandy and Whitestrand and the many sandy beaches in the Estuary.

The property is currently used as a family holiday home and enjoys a successful holiday letting history.

2 Island Square, Salcombe, Devon, TQ8 8DP
Telephone 01548 845090
salcombe@luscombemaye.com
www.luscombemaye.com

**A charming period cottage,
situated in the heart of the
town, very well presented and
having close access to the
water via the Ferry Steps, with
a good holiday letting history**

- Charming period cottage
- Close access to the water
- Some water views
- Full of character
- Centre of town
- South facing terrace
- 2 double bedrooms
- 2 shower rooms
- Spacious reception room
- Outside storage
- Holiday letting history

Sherbourne Cottage, Off Ferry Steps, Fore Street, Salcombe, TQ8 8ET

Approximate Gross Internal Floor Area = 66.70 sq m / 718 sq ft



First Floor



Ground Floor

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



SERVICES

Mains electric, water, gas and drainage.

COUNCIL TAX

The property is in Council Tax Band D

TENURE

Freehold

LOCAL AUTHORITY

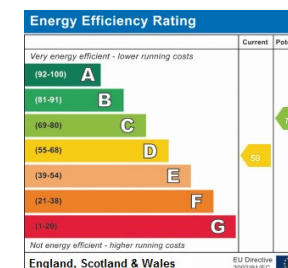
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

DIRECTIONS

From the centre of Salcombe, proceed along Fore Street and just before Sailor V, turn left down the Ferry Steps. Turn immediately right after the first flight of steps and Sherbourne Cottage will be found on the right hand side after a short distance, with a distinctive yellow front door.



Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.