







## 18 Loring Road

### Salcombe TQ8 8AT

18 Loring Road is an immaculately presented first floor apartment, located in a popular residential area of Salcombe. The property has a spacious, sunny garden, laid mainly to lawn with surrounding hedging, which gives access to the front door and the home office/utility room on the ground floor. A flight of stairs lead up to the first floor and into the spacious reception room, with dining and sitting areas, as well as having lovely Estuary glimpses out of the bay window. The stunning, contemporary kitchen is fully fitted and opens onto the reception room. There is then a beautifully fitted bathroom and two bedrooms.

Salcombe is wonderfully located on the southern edge of the South Hams and is popular with visitors throughout the year. There are safe waters and sandy beaches making it an ideal location for families enjoying the outdoor life and water sports of all kinds. The town offers a wide range of shops and amenities, including a public library, yacht club, a pre-school and an Ofsted rated 'Good' primary school. The nearby town of Kingsbridge has a wider range of amenities and shops, together with the Ofsted rated 'Excellent' Kingsbridge Community College.

The property is subject to a Devon restriction.

- **First floor apartment**
- **Immaculately presented**
- **Estuary glimpses**
- **Garden**
- **Modern kitchen & bathroom**
- **Home office/Utility room**
- **2 bedrooms**
- **Popular residential area**
- **Close to local amenities**
- **Walk into town centre**
- **Devon restriction applies**

An immaculate first floor apartment in a popular residential area of Salcombe, having 2 bedrooms, home office/utility room, a good sized garden, Estuary glimpses and easy walking distance into town

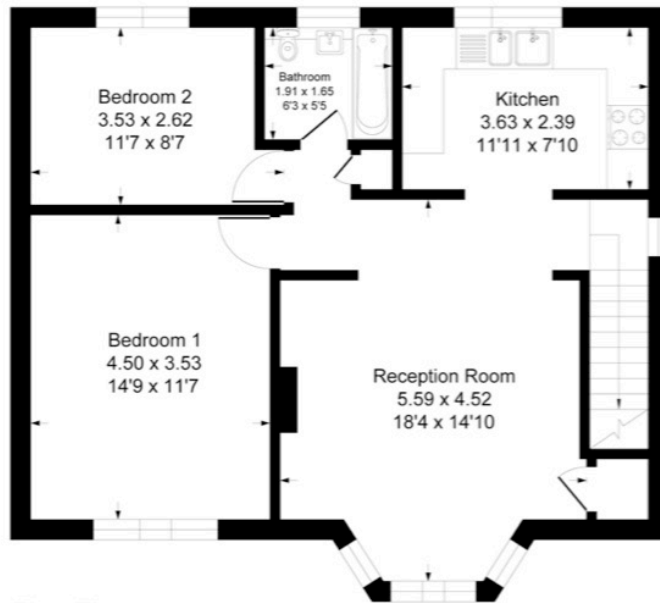


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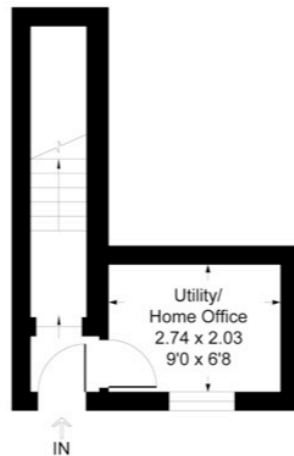
[www.luscombemaye.com](http://www.luscombemaye.com)

# 18 Loring Road, Salcombe, TQ8 8AT

Approximate Gross Internal Floor Area = 79.6 sq m / 857 sq ft



First Floor



Ground Floor

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



## SERVICES

Mains electric, water, gas and drainage Gas-fired central heating

## COUNCIL TAX

The property is in Council Tax Band B

## TENURE

Leasehold, 125 years from 1978. Service charge is £10 per annum. Building is repainted every 5 years and this cost is split between the 4 owners of the block.

## 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

Approach Salcombe from the Kingsbridge to Salcombe A381 road. Turn left into Onslow Road, then first right into St Dunstons Road. Turn first left into Raleigh Road and then right into Loring Road. No.18 will be found on the right hand side, just before the junction with Kingsale Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		