







Winchmore

Loring Road, Salcombe TQ8 8AT

Winchmore is a charming 1930's detached house, sitting on a large plot in a popular road with lovely Estuary views.

An ideal family home, the accommodation is generous with a double reception room enjoying water views, a separate kitchen, a utility/boot room and cloakroom on the ground floor. There are then 3 double bedrooms and a bathroom on the first floor - with even better Estuary views at this level.

The house still retains many attractive period features but now is in need of complete renovation, or possibly redevelopment, subject to the requisite planning consents being obtained.

To the side of the house is a driveway for off-street parking, leading to a good-sized garden at the rear. There is also a workshop/potential sun room with separate entrance in this part of the property.

NOTE: care should be taken whilst walking around the garden and in the vicinity of the workshop.

The local Spar shop is just down the road for everyday goods and the centre of Salcombe itself is within walking distance, giving access to the numerous shops, restaurants and cafes, together with the waterfront. There are two ferries from the town centre - one across the Estuary to East Portlemouth and the other to South Sands, towards the mouth of the Estuary.

A charming 1930's detached house sitting on a large plot in Loring Road, with lovely Estuary views, with off-street parking, now requiring complete renovation or redevelopment (subject to planning permission)

- 1930's detached house
- Large plot
- Lovely Estuary views
- Period features
- Off-street parking
- Now requiring renovation
- Double reception room
- Utility/boot room & cloakroom
- 3 double bedrooms
- Workshop/potential sun room
- Close to local amenities



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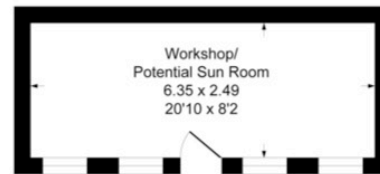
Approximate Gross Internal Floor Area = 122.1 sq m / 1314 sq ft
 Outbuilding Area = 15.8 sq m / 170 sq ft
 Total Area = 137.9 sq m / 1485 sq ft



First Floor



Ground Floor



Outbuilding

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



SERVICES

Mains electric, water, gas and drainage. Gas-fired central heating; not tested or serviced

COUNCIL TAX

The property is in Council Tax Band F

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

Drive into Salcombe, passing the petrol station, and turn next left into Onslow Road. Turn first right into St Dunstons Road and then turn first left into Raleigh Road. Take the next turning on the right into Loring Road and Winchmore will be found on the left hand side, just before the junction with Herbert Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		