







A detached house with outstanding views across an Area of Outstanding Natural Beauty towards Dartmoor, now requiring updating, on the edge of the town with gardens and parking

- Outstanding rural views
- Detached house
- Requiring updating
- Large reception room
- Kitchen/dining room
- 3 bedrooms
- Bathroom
- Generous internal storage
- Surrounding gardens
- Parking
- Walk into town

Steppings

Main Road, Salcombe TQ8 8AA

Steppings is a three bedroom detached house located in an elevated position on the edge of the town, with outstanding rural views over the adjoining Area of Outstanding Natural Beauty and across to Dartmoor. The property was built in the 1970s and provides light and airy accommodation with good sized rooms, but now requires modernisation.

The property is approached from either Fortescue Road or Main Road. From Fortescue Road, an unmade track leads to the steps down to the terrace adjoining the rear of the house. Here the front door opens into the first floor with a hallway which has access to the generous reception room. This impressive room has an open fireplace, a double aspect panoramic window together with a door opening onto a wrap-around balcony, overlooking the wonderful rural views. The kitchen/dining area is spacious with an island unit and further glorious views from the windows. To the rear of the property are three bedrooms, all with their own wash hand basins and fitted wardrobes. There is also a family bathroom at this level.

From the hallway, stairs lead down to the ground floor where there is very good sized cellar/storage room and a separate cloakroom. Additionally, there is loft storage space in the property.

Outside the house is surrounded by gardens and steps that lead down to Main Road, where there is private off-street parking.

The primary school, local Spa shop and The Berry (perfect for dog walking) are found within easy walking distance of the property. Meanwhile the town itself is not far away with its shops, cafes, restaurants together with access to the water and ferries to East Portlemouth and South Sands.



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

Steppings, Main Road, Salcombe, TQ8 8AA

Approximate Gross Internal Floor Area = 114.6 sq m / 1557 sq ft

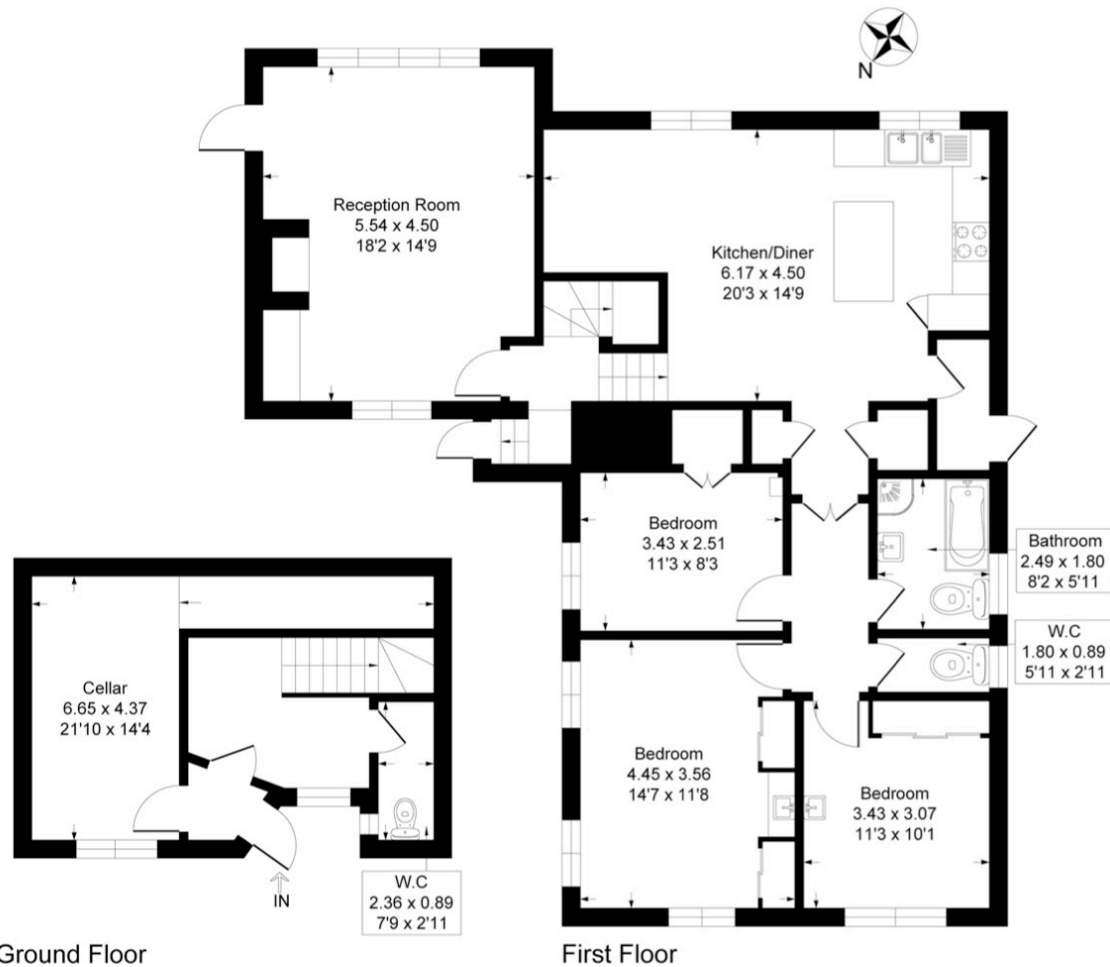


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

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

COUNCIL TAX

The property is in Council Tax Band 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

Enter Salcombe on the A381 and continue on Main Road, round the sharp left hand bend. Turn left into Devon Road and left again into St Dunstons Road. Take the first left into Fortescue Road and drive along this road until you reach an unmade lane on your right hand side. Turn into this lane and you will find space to park on the right hand side. Steppings is then found on the left hand side of the lane, virtually opposite. Viewers are permitted to park temporarily in this space for the duration of their visit only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		