

1 Island Street



Salcombe • TQ8 8DP







1 Island Street

A beautifully presented end of terrace house in a prime location, which was fully refurbished in 2018; making the ideal lock up and leave second home or holiday let.

Entrance Hall • Lounge • Kitchen/Dining Room • Utility

Shower Room • WC • Five Bedrooms • Bathroom

Outside Courtyard

The highly sought after Salcombe lies at the heart of the South Hams region, an 'Area of Outstanding Natural Beauty'. Renowned for its crystal clear turquoise waters along the estuary, a wonderful selection of local and independent shops, restaurants and public houses, boat parks, with slipways and mooring pontoons at Batson and Shadycombe Creeks. Local run events include the Salcombe Regatta, food and music festivals and the annual Crab festival. With its own microclimate, you could be anywhere in the world!

CTH



1 Island Street was originally the home of the life boat engineer as the location enabled him to access the slipway quickly. Purchased from the RNLI over twenty years ago, the beautifully presented end of terrace house has since been fully refurbished by Pebbles of Salcombe in 2018 and is the ideal lock up and leave second home or holiday let investment.

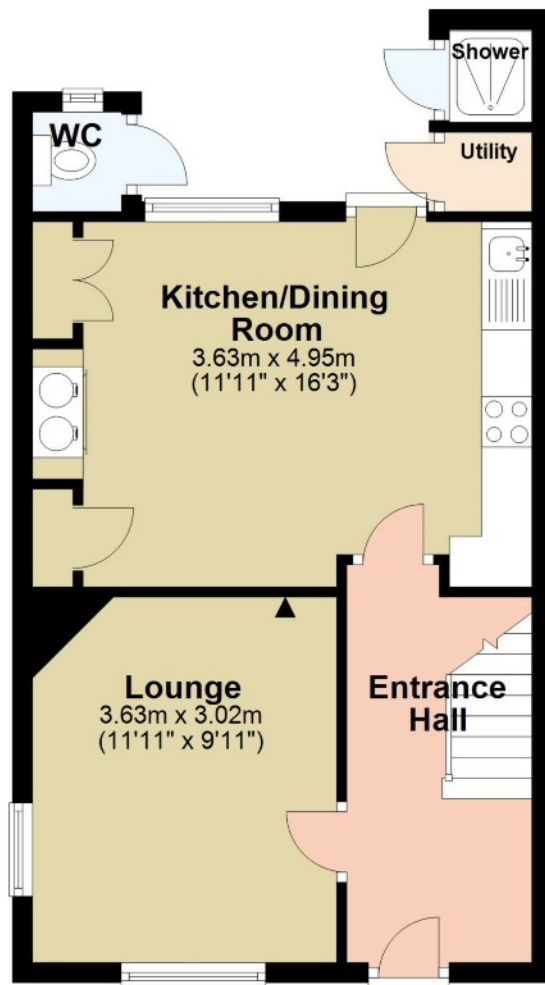
A welcoming entrance hallway with stripped floorboards flows through to the cosy sitting room with woodburning stove and white wooden painted shutters. The kitchen/dining room has been designed to create a wonderful sociable space with a fully fitted kitchen area and a dining area with built-in seating bench with storage below. There is a gas fired two oven Aga recessed into the fireplace with gorgeous tiled splashbacks, along side built-in storage and shelving either side and a stable door leading to the rear courtyard.



Stairs lead to the first floor to a light landing area. Here you can find the first double bedroom with picture rail, a further double bedroom with picture rail and glimpses of the estuary across to Snapes Point and a single bedroom, currently set up as a bunk room, with views through Thorning Street to the estuary beyond. The fully tiled family bathroom offers a bath and shower over. On the second floor are two further bedrooms, both set up as twin rooms, with part wooden panelled walls. Both rooms have built-in storage in the eaves and glimpses of the estuary across to Snapes Point.

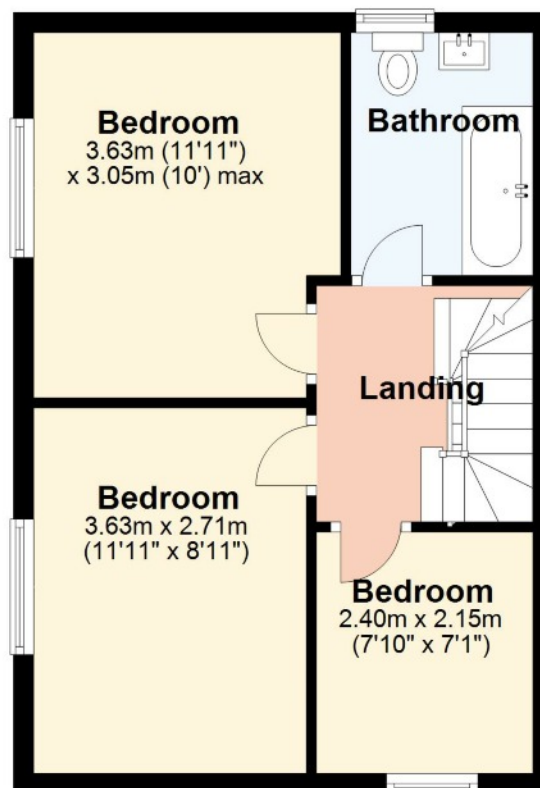
Ground Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



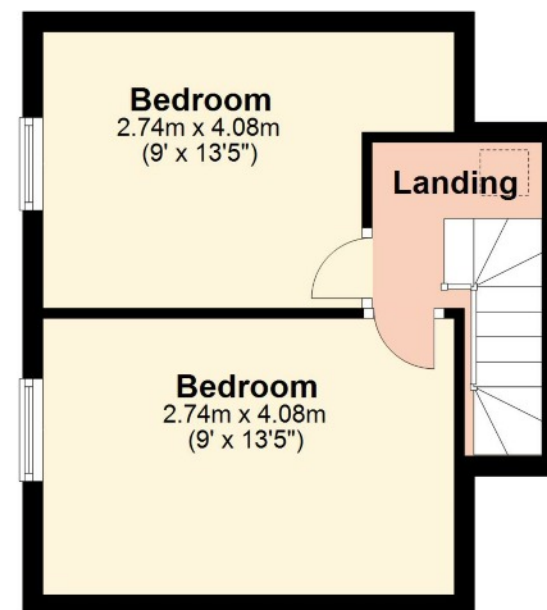
First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



Second Floor

Approx. 25.5 sq. metres (274.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Total area: approx. 99.6 sq. metres (1072.2 sq. feet)

CHI

A unique opportunity to acquire a property in a sought-after location

The property benefits from an enclosed walled garden with gateway access to the rear which is a brilliant suntrap.

There are three external outbuildings, each of which individually house a utility room, a WC and a shower; perfect for washing off those sandy toes after a day at the beach.

Permit parking is available nearby.



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Tenure: Freehold.

Council Tax Band: D

Local Authority:
South Hams District Council

Services:
Mains electricity, gas, water and drainage. Gas fired central heating. Fibre fast broadband.

Directions:
Following the A381 from Kingsbridge to Salcombe, take the left hand turning into Bonfire Hill and follow the road, taking the left hand turning into Coronation Road. Turning right into Shadycombe road, immediately left into Gould Road and a right turning into Island Street. The property is found on the end, opposite Salcombe Antiques.

Viewings: Very strictly by appointment only.

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DISCLAIMER

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3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
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