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CHARLES HEAD

EST. 1902

EXPERTS IN PROPERTY



The Kraal • Salcombe

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Nestled within the scenic landscape of Salcombe, The Kraal stands as a charming mid-terrace house spanning three inviting floors. Stepping inside, the ground floor welcomes you with an airy entrance hallway that sets the tone for the rest of the residence. Here, you'll find the first glimpse of the property's comfortable and spacious design.

The ground floor boasts a generously sized bedroom, adorned with a tasteful grey carpet and a window that invites natural light to cascade in. Adjacent to this, the living room offers a relaxing space, also featuring a large window that frames picturesque views of the rolling countryside and glimpses of the Salcombe estuary.

Descending to the lower ground floor, a delightful open plan kitchen and dining area beckons. This space exudes modernity and practicality, offering ample storage solutions including a sizeable under stairs cupboard and a utility cupboard housing the washing machine and tumble dryer. The kitchen seamlessly integrates built-in appliances, combining functionality with contemporary style.



## A spacious 3 bedroom property located in the desirable area of Salcombe.

Notably, sliding doors from the kitchen allow access to a private garden set over two tiers. A partial lawn and a welcoming patio area providing the perfect entertaining space. The property benefits from an allocated parking space in this area with plenty of on street parking available on Raleigh Road.

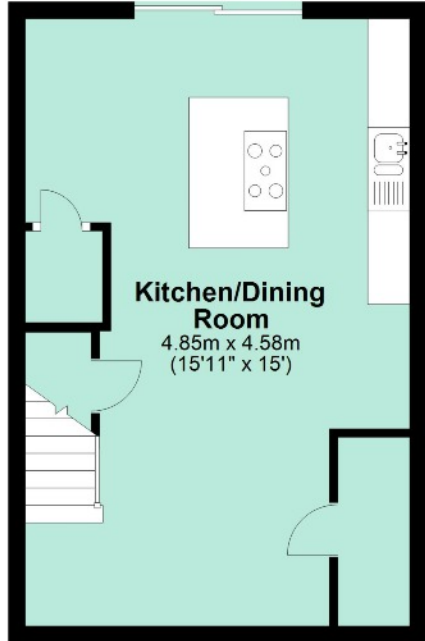
Ascending to the first floor, two more bedrooms await, both generously proportioned and illuminated by their own windows. The master bedroom shares the stunning views of the countryside and estuary, mirroring the charm of the living room. A modern and tastefully tiled shower room provides convenience and comfort for residents and guests alike.

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 including the Salcombe Regatta, food and music festivals and the annual Crab festival. With its own microclimate, you could be anywhere in the world!



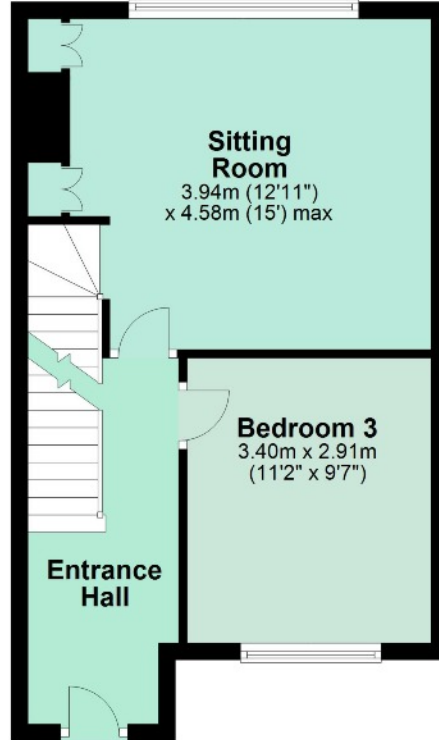
**Lower Ground Floor**

Approx. 27.7 sq. metres (298.2 sq. feet)



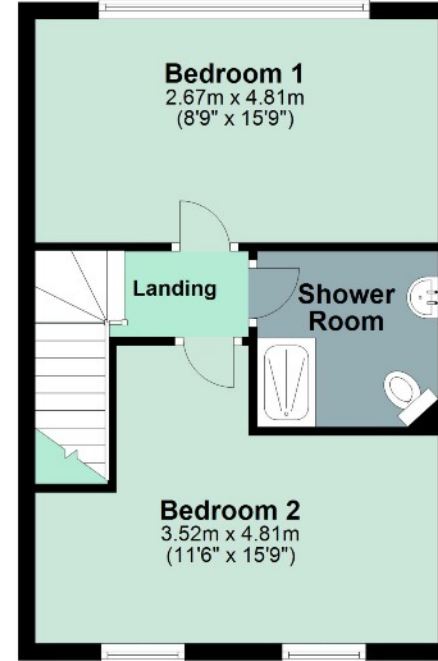
**Ground Floor**

Approx. 36.4 sq. metres (391.8 sq. feet)



**First Floor**

Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 101.4 sq. metres (1091.0 sq. feet)

*IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.*

**Tenure:** Freehold


**Council Tax Band:** D

**Local Authority:** South Hams District Council

**Services:** Mains electricity, water, drainage and gas.

**Directions:** As you enter Salcombe follow the road and take a left onto Onslow Road. Take the next right turn onto St Dunstons Road and then left onto Raleigh Road. The property will be on your left just before the turning to Loring Road.

**Viewings:** Very strictly by appointment only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			