

LONG REACH
SALCOMBE

FOR SALE BY AUCTION



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

LONG REACH

FOR SALE BY AUCTION UNLESS PREVIOUSLY SOLD

Long Reach is an attractive three/four-bedroom detached home in Salcombe, enjoying a superb elevated position with far-reaching views across the Salcombe Estuary and surrounding countryside. The property offers well-proportioned accommodation arranged over two floors, with light-filled living spaces, a balcony and generous landscaped gardens. A large terrace provides an excellent setting for outdoor entertaining while taking full advantage of the stunning outlook. The property also benefits from a utility a garage and driveway parking, making it an appealing coastal home or holiday retreat.

METHOD OF SALE

The property will be offered for sale at Harbour House, Kingsbridge, TQ7 1JD subject to a reserve price on the 17th September 2026 at 3PM prompt. Unless previously sold.

DEPOSIT

A 10% deposit based on the sale price will be payable at the fall of the hammer and in addition a 1% buyer's premium will be payable to the vendor's sole selling agents by means of a BACS payment at the time and venue of the auction.

PROXY BIDS

Those not able to attend the auction but intend to use a proxy must complete and return a proxy form and have with them at the time of the auction a cheque made payable to the vendor's solicitor for 10% of the guide price.

SPECIAL CONDITIONS OF SALE

Copies of the Special Conditions of Sale can be obtained from either the vendor's sole agents, Marchand Petit, Salcombe Office, 01548 844473, salcombe@marchandpetit.co.uk, or from the vendors solicitors, Beers Solicitors, 01548 857000 richardjones@beersllp.com

BUYERS PREMIUM

A Buyer's Premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendor's sole agent at the auction. In the event the property is sold prior to auction or after the auction the Buyer's Premium remains payable to the vendors sole agent in accordance with the contract.

MONEY LAUNDERING REGULATIONS

All interested buyers attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order that we can comply with Money Laundering Regulations.

COMPLETION

To be agreed.

AUCTION CONDITIONS

Our standard auction conditions can be viewed on our website under Marchand Petit's Standard Auction Conditions. <http://rtsites.rtsb.net/Sites/486/Themes/PropertyPortals/TV2/pdf/CommonAuctionConditions.pdf>

VIEWINGS

Strictly by appointment with the vendors sole agents, Marchand Petit, Salcombe, 01548 844473



PROPERTY DETAILS

Property Address

Long Reach, Bonaventure Road, Salcombe, Devon, TQ8 8BE

Key Features

- Outstanding elevated position
- Three/Four-bedroom detached house
- Generous terrace, landscaped gardens with additional Orchard or Building plot STPP.
- Light and spacious sitting room and kitchen/dining room
- Utility, Garage, driveway parking

Mileages

Malborough 2.5 miles; Kingsbridge 6 miles; Plymouth 24 miles; A38 Devon Expressway 16 miles; (distances are approximate)

Services

Mains water, electricity, gas, and drainage. Gas central heating.

EPC Rating

Current: 57, Potential: 73

Council Tax Band

Band F

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

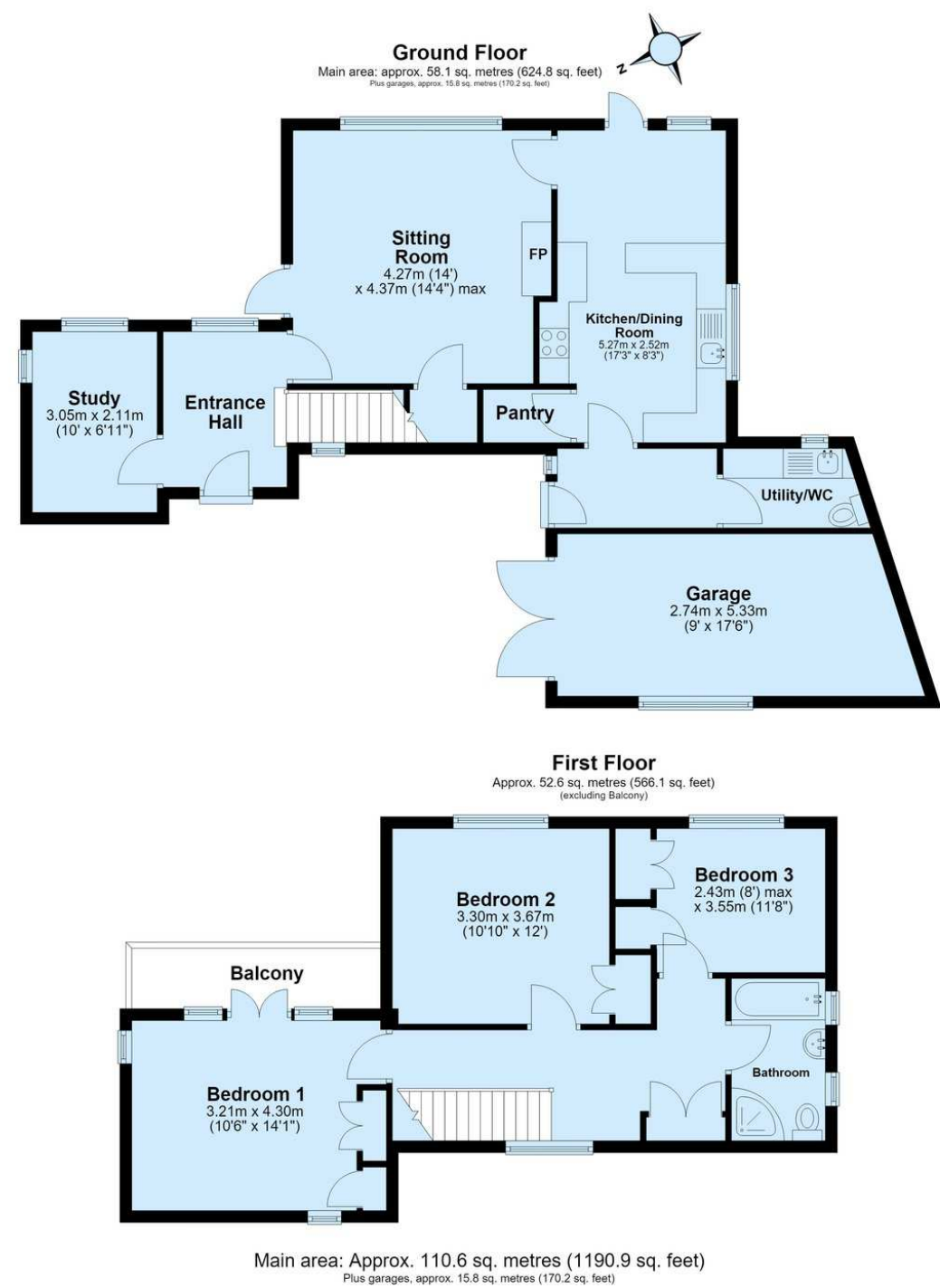
On entering Salcombe by the A381 road continue straight ahead at the first crossroads along Main Road. Follow this road around the side of the hill and at the next crossroads turn left into St Dunstan's Road. Follow this road to the top of the hill and then turn right into Herbert Road. Near the bottom of Herbert Road turn left into Bonaventure Road. The property will be found on the right-hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



IMPORTANT NOTICE 1. These particulars are for guidance 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. 2. 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 Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. 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. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.