



OAKWOOD CLOSE, DARTMOUTH  
£335,000 FREEHOLD

**A LOVELY THREE BEDROOMED HOME CLOSE  
TO ALL MAIN AMENITIES.**

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**SUMMARY:** A MUCH IMPROVED AND SPACIOUS THREE BEDROOMED, TWO BATH/SHOWER ROOM TOWN HOUSE WITH PARKING, GARAGE AND SUPER GARDEN.

**DIRECTIONS:** From the town centre, proceed up College Way passing the Britannia Royal Naval College your right hand side. Continue until reaching the petrol station on your left and turn right into Seymour Drive. Oakwood Close is the first turning on the left and Number 2 is the second property on the right.

**DESCRIPTION:** A much improved and spacious semi detached home occupying a popular and sought-after cul de sac location with fantastic amenities at hand including schools, Leisure Centre, two swimming pools, Sainsburys and Lidl supermarkets and a nearby bus service to the town centre and beyond for more facilities. The property has the benefit of uPVC double glazing and gas fired central heating and to the rear has super views over the roof tops to the rolling South Hams countryside. The accommodation is set over three floors and has three double bedrooms, a bathroom and large shower room. The kitchen has been updated and there is the benefit of driveway parking and a separate garage. An internal viewing of this property is strongly recommended by the agent.

**THE ACCOMMODATION COMPRISES:** - (All Measurements Approx.)

**Entrance door to:**

**ENTRANCE HALLWAY** - With coving, ceiling light point, radiator and telephone point. Open access through to:

**MODERN FITTED KITCHEN:** - 10'1" x 8' (3.07m x 2.44m) Excellent amount of wall and base storage units, integrated 'Bosch' stainless steel double oven. 'Bosch' stainless steel gas hob with 'Bosch' filter and light over. Integrated fridge and freezer, work surface areas with splashback tiling. Stainless steel sink and drainer with mixer tap, window to front aspect, radiator, ceiling light point. Hatch through to dining area. Under wall unit lighting, 'Worcester' gas fired combination boiler providing domestic hot water and central heating. From the entrance hall access through to:

**LOUNGE/DINING ROOM:** - 16'8" x 12'3" (5.08m x 3.73m) max Radiator, sliding patio doors onto the attractive rear garden. Coving, two ceiling light points, door to useful understairs storage cupboard.

**Stairs rise and turn to:**

**FIRST FLOOR LANDING:** - With ceiling light point.

**BEDROOM 2:** - 12'3" x 8'5" (3.73m x 2.57m) Built-in wardrobe with sliding mirrored doors. Radiator, coving, ceiling light point. Windows to rear enjoying super views over the roof tops to the countryside beyond. Telephone point.

**BEDROOM 3:** - 12'4" x 8'4" (3.76m x 2.54m) Windows to front aspect, radiator, ceiling light point.

**BATHROOM:** - 7'4" x 5'6" (2.24m x 1.68m) Modern three piece suite comprising a panelled P bath with shower screen and 'Mira Escape' electric shower over. Pedestal wash hand basin, low dual flush W.C., tiled walls, shaver socket. Chrome ladder type heated towel rail, ceiling light point, extractor, obscured window to side.

From the first floor landing stairs rise and turn to the:

**SECOND FLOOR LANDING:** - With ceiling light point.

**BEDROOM 1:** - 8'4" x 14'5" (2.54m x 4.4m) to the run of built-in wardrobes max. Dormer window to front giving some restricted head height to part of the room. Radiator, excellent run of two double and one single built-in cupboards. Ceiling light point, access to roof space.

**SHOWER ROOM:** - 12' x 8' (3.66m x 2.44m) Modern three piece suite in white comprising a shower cubicle with electric shower, low dual flush W.C., circular wash hand basin set onto vanity unit. Tiled walls, ceramic tiled floor, chrome ladder type heated towel rail. Plenty of storage shelving, window to rear enjoying the super views to the rolling South Hams countryside. Ceiling light point.

**OUTSIDE:** - Oakwood Close is a small cu de sac off Seymour Drive which itself is a cul de sac on the outskirts of Dartmouth town. Number 2 has the benefit of extra parking with space for up to three vehicles plus the GARAGE 18'2" x 9'9" A good sized garage with up and over door, power and lighting, water supply. The present owners have an area used for utility space with plumbing and space for an automatic washing machine, space for tumble drier, fridge/freezers etc. There is also useful storage in the loft area if required. Courtesy door to rear garden. There is an outside light to the front door as well as a canopy. The side gate provides access via a paved pathway to the attractive and enclosed REAR GARDEN with super stone paved sun terrace, artificial lawned area and steps to a raised entertaining deck with glass screens and lots of inset lights. The boundaries are marked by brick walling and timber panelled fencing giving excellent privacy. Further outside light and power point to the rear, outside tap to side.

**POSTCODE:** TQ6 9GA

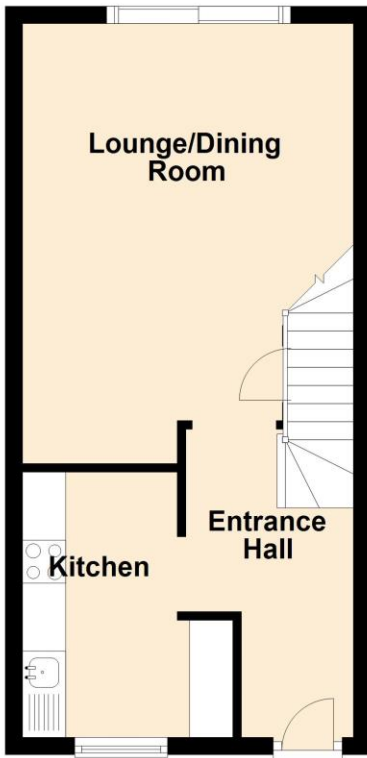
**EPC RATING:** C

**COUNCIL TAX BAND:** D

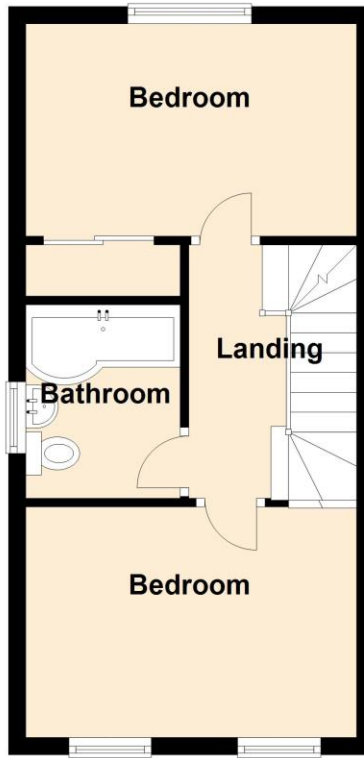
**SERVICES:** - All mains services are connected.



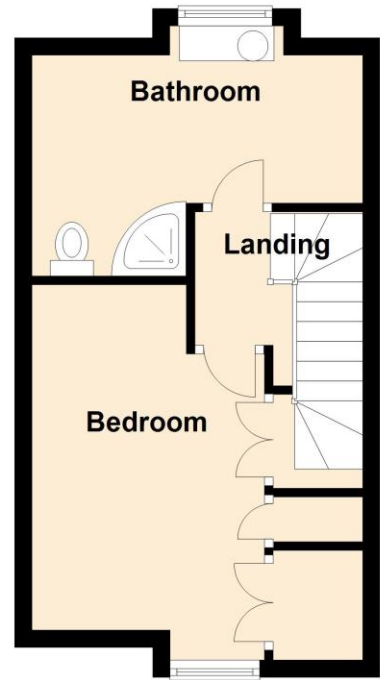
### Ground Floor



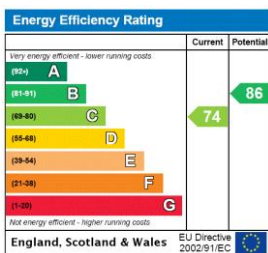
### First Floor



### Second Floor



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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