



**NORTHFORD ROAD, DARTMOUTH**  
**GUIDE PRICE: £325,000 FREEHOLD**

## **A CHARACTERFUL DETACHED COTTAGE WITHIN EASY WALKING DISTANCE TO THE TOWN CENTRE**

**Dartmouth** | 01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk) 3a Market Street, Dartmouth, TQ6 9QE

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**SUMMARY:** A distinctive two bedroomed detached reverse level cottage close to the town centre.

**DIRECTIONS:** From the office turn right and walk across the Market Square. At Wesley Court turn right and last turning left in Northford Road and the property will be found on the right hand side.

**DESCRIPTION:** Mews Cottage, understood to be a converted stables, is a distinctive two bedroom detached, reverse level cottage presented in excellent decorative order throughout, benefitting from southerly facing views across the town making the cottage feel bright and spacious. Comprising a covered courtyard, entrance hall, second bedroom and cloakroom/utility room on the ground floor with an open plan living/dining room with views across the town, kitchen and principal bedroom with en suite bathroom on the first floor. Mews cottage will appeal to those looking for a lock up and leave holiday home or conveniently located full time residence.

The nearest on road parking is a short walk away in either the Market Square, Charles Street or Victoria Road.

### THE ACCOMMODATION COMPRISES

**COVERED COURTYARD** - Gates open into the covered and paved courtyard. With several storage cupboards, this is an ideal and secure outside seating area or storage space.

**ENTRANCE HALL** - The front door opens into an entrance hallway which leads to the second bedroom and cloakroom/utility room with stairs rising to the first floor

**SECOND BEDROOM** - A generous bedroom with a bay window overlooking the front and ample built in storage cupboards.

**CLOAKROOM/UTILITY ROOM** - Comprising a toilet and handbasin with a door into a secondary room with a large storage cupboard and plumbing for a washing machine.

**LIVING/ DINING ROOM** - With two large windows overlooking the town, filling the room with natural light. An exposed, painted stone wall surrounds a feature fireplace along with exposed ceiling beams creating a characterful feel to this space

**KITCHEN** - A good selection of floor and wall mounted cupboards topped with Corian worktops, ceramic sink, electric oven, hob and integrated fridge.

**PRINCIPAL BEDROOM** - A large bedroom with built in storage, a window overlooking the town and en-suite bathroom with a matching white suite comprising a toilet, sink and bath.

**OUTSIDE** - The covered courtyard is a superb place to sit outside or parking for a small vehicle such as a Smart Car. Accessed via double iron ornate gates, the paved area is a bright and pleasant space with additional cupboards of which one houses the gas fired boiler which provides central heating and domestic hot water.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

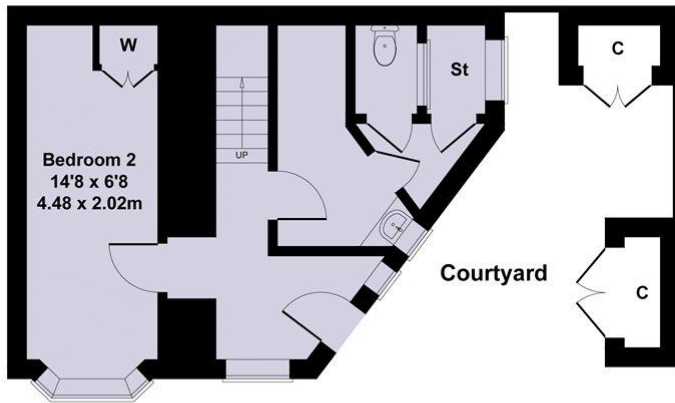
**POSTCODE: TQ6 9EP**

**SERVICES:** All mains services connected.

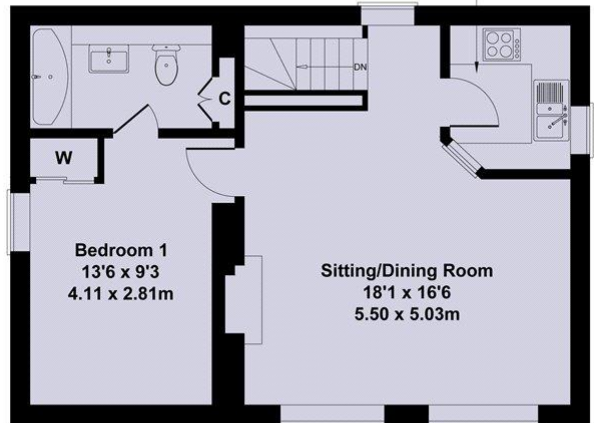


# Mews Cottage

Approximate Gross Internal Area  
872 sq ft - 81 sq m



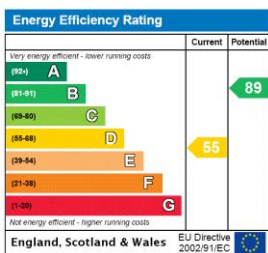
**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

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.



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