



NEWPORT STREET, DARTMOUTH
£315,000 FREEHOLD

A RECENTLY REFURBISHED TOWN CENTRE HOUSE, PRESENTLY A SUCCESSFUL HOLIDAY LET.

SUMMARY:

A TERRACED HOME, TUCKED AWAY ON THE LEVEL IN THE CENTRE OF TOWN WITH EARLY VIEWING ESSENTIAL.

AT A GLANCE

- Living Room.
Kitchen/Breakfast Room.
- Two/Three Bedrooms.
Superb Shower Room.
- Courtyard Garden.

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DESCRIPTION: A superb recently modernised brick terraced house, tucked away on Newport Street in the centre of town overlooking Market Street and the top of Foss Street. There is a modern fitted kitchen and shower room, restored double glazed sash windows, a third room without windows would make an ideal office or occasional bedroom. There is a gas fired boiler and updated electrics. A small but attractive courtyard with garden store.





DIRECTIONS: From the office, turn right along Market Street, at the T junction right again and first left into Newport Street and the property will be found on the right hand side.

THE ACCOMMODATION COMPRISES: - (All Measurements Approx.)

Stable type entrance door to:

LIVING ROOM: - 15'8" x 10'1" (4.78m x 3.07m) Radiators, two ceiling light points, chimney breast with mantle and point (for TV). Glass balaustraded staircase, under stairs cupboard with 'Gloworm' gas fired boiler providing domestic hot water and central heating. Double glazed door to rear yard. Open access through to:

NEW KITCHEN/BREAKFAST ROOM: - 11'5" x 8'7" (3.48m x 2.62m) narrowing to 7'2" irregular shape. Excellent range of fitted white wall and base cupboards with integrated fridge and freezer, stainless steel 'Samsung' electric oven with 'Samsung' four burner gas hob over. Stainless steel hood and light. Underwall unit lighting, reclaimed pine boards forming the breakfast bar. Recessed ceiling lights. Wipe clean walls, 1 ½ stainless steel sink with mixer tap. Single glazed windows overlooking the courtyard.

Stairs rise from the living room and turn with sash window to rear to:

FIRST FLOOR LANDING: - With two ceiling light points, two radiators and smoke detector.

BEDROOM - 10'3" x 10'1" (3.12m x 3.07m) (Irregular shape) max Radiator, ceiling light point, double glazed sash window to front aspect with roof top view of Dartmouth.

QUALITY SHOWER ROOM - Three piece contemporary suite comprising a large walk-in shower cubicle with rainhead and body shower. Wash hand basin with 'Monobloc' mixer tap set into vanity unit. Low dual flush W.C., obscured double glazed sash window to the courtyard. Ladder type chrome heated towel rail, vanity mirror with shaver socket and LED lights and integrated medicine cabinet. Tiled walls to the shower area, recessed ceiling lights.

MULTI PURPOSE ROOM: - 11'4" x 6'3" (3.45m x 1.9m) max With ceiling light point, radiator.

The stairs rise and turn from the first floor landing to:

SECOND FLOOR LANDING AREA: - With ceiling light point, smoke detector, double glazed sash window to rear.

MASTER BEDROOM: - 10'3" x 10'3" (3.12m x 3.12m) plus door recess Sash window to front with view along Market Street, the head of Foss Street and roof tops of Dartmouth. Radiator, ceiling light point, access to roof space.

OUTSIDE - There is small but attractive **COURTYARD GARDEN AREA** with outside light and useful store room.

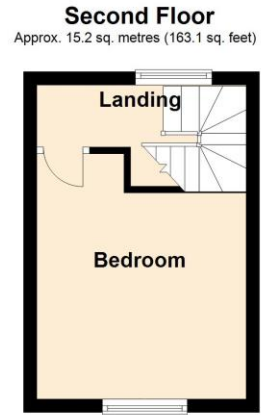
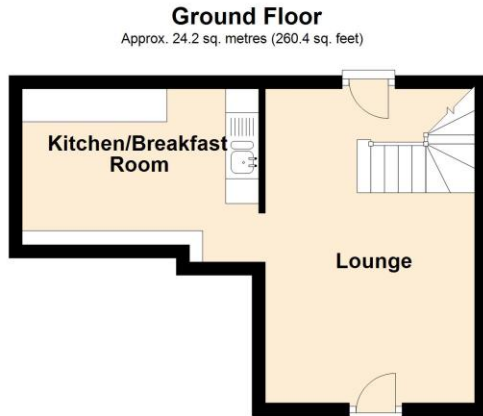
COUNCIL TAX BAND: B

EPC RATING: C

POSTCODE: TQ6 9QJ

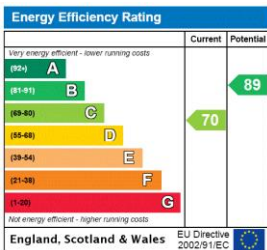
SERVICES: All mains services are connected.

N.B. The furniture is available by separate negotiation to enable a seamless switch for holiday lets or private use.



Total area: approx. 67.0 sq. metres (721.0 sq. feet)

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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