



CHARLES STREET, DARTMOUTH  
**£404,000 FREEHOLD**

**A GRADE II LISTED PERIOD HOME IN THE CENTRE  
 OF TOWN WITH A PRIVATE GARDEN.**

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**SUMMARY:** A WONDERFUL TOWN CENTRE LOCATION.GRADE II LISTED,3 BEDROOMS, MASTER ENSUITE AND A PRIVATE SUNNY COURTYARD.

**DIRECTIONS:** Charles Street is on the west side of The Market Square. It is approximately 1 minutes' walk from the Winkworth Dartmouth Office.

**DESCRIPTION:** A charming three-bedroom Grade II listed property, on the level in the heart of Dartmouth. A prime location for all the shops, market and attractions that Dartmouth has to offer. So handy you can throw away the car keys.

#### THE ACCOMMODATION COMPRISES:

**ENTRANCE HALL:** Plenty of space to meet and farewell your guests. Access to the sitting room, dining room and kitchen. Stairs rise to the bedrooms on the two upper floors.

**SITTING ROOM:** This looks across to the market square and is bathed in morning sun. An ornamental fireplace is the focal point of the room.

**THE DINING ROOM:** This is open plan and conveniently positioned between the sitting room and kitchen.

**KITCHEN:** The delightful kitchen/breakfast room has a range of drawers, cupboards and wall mounted cupboards, built in washing machine, electric oven, and four ring gas hob with extractor above. Windows overlook the courtyard, and a skylight adds to the airy ambiance.

**Garden/Family Room:** Directly off the kitchen /breakfast room. This later addition to the property has two large concertina doors opening on to the rear sunny courtyard.

Stairs rise from the entrance hall to the:

**FAMILY BATHROOM:** This has a full-sized bath, heated towel rail, W.C. wash hand basin, along with the combination boiler for domestic and central heating.

**BEDROOM 3:** First on the right from the bathroom, this double bedroom enjoys a western aspect with views over the courtyard.

**SEPARATE W.C. AND WASH HAND BASIN:** Across the hall opposite bedrooms 3 and 4.

**BEDROOM 2:** This bedroom is another double, enjoying views over the market square. It also has its own large walk own dressing room.

**PRINCIPAL BEDROOM:** This wonderful double bedroom is big enough to be a retreat for the lady of the house when the visitors get too much. It has ample eaves storage walk in wardrobe and its own ensuite. Its eastern aspect enjoys views over the market square.

**ENSUITE:** Shower, W.C, wash hand basin.

**OUTSIDE:** To the rear of the property is a delightful courtyard which is easy to maintain enjoying outside lighting. There is a pedestrian gate which leads to Ivy Lane.

**POSTCODE:** TQ6 9HN

**EPC RATING:** D

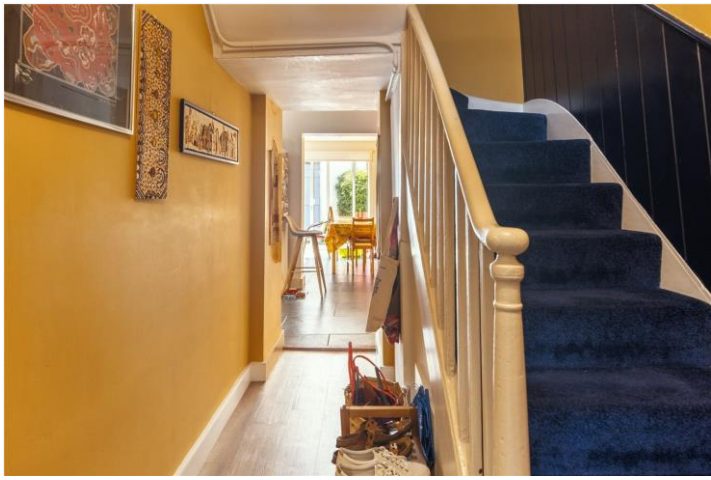
**COUNCIL TAX BAND:** D

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

#### OWNERS COMMENTS

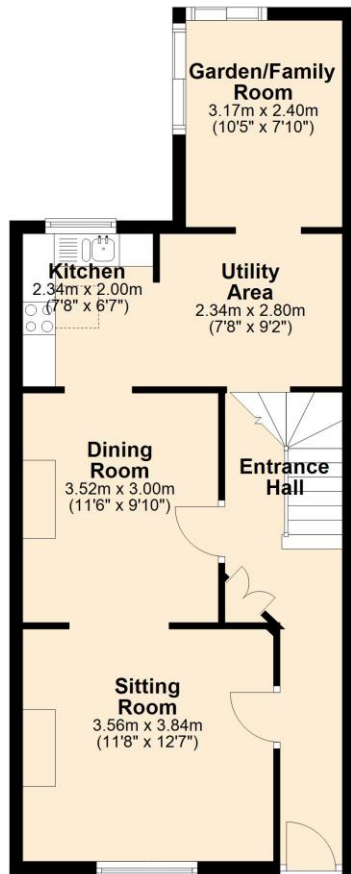
*Living in Dartmouth has been a joy for the past several years. My house has been a wonderful home, amazingly convenient to shops, café, market, parks, and waterfront, yet a place of calm retreat with the sunny private courtyard. The views over the rooftops and hill from the top floors are a bonus for this situation. I hope whoever next lives here experiences the same pleasure and will love it as much as me.*





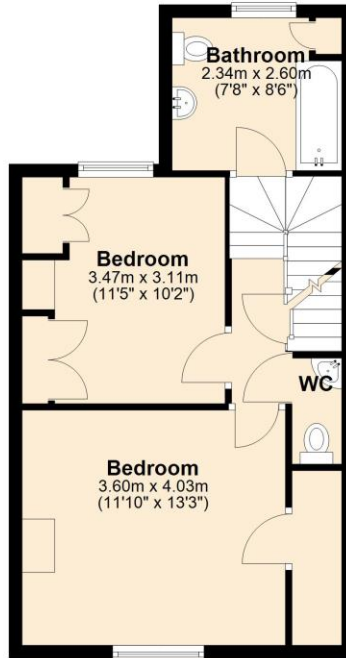
## Ground Floor

Approx. 54.9 sq. metres (591.1 sq. feet)



## First Floor

Approx. 41.5 sq. metres (446.3 sq. feet)

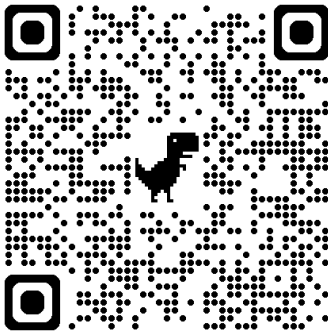


## Second Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Total area: approx. 127.2 sq. metres (1369.1 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    | 78 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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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