



TOWNSTAL PATHFIELDS, DARTMOUTH
£625,000 FREEHOLD

A WELL PRESENTED THREE BEDROOMED DETACHED HOME.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE

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SUMMARY: Pride of ownership is reflected both inside and out of this detached coastal home.

DIRECTIONS: From Dartmouth town centre travel up College Way passing Townstal Road on your left. Take the second road on your left into Townstal Pathfields where the property will be found on the left hand side.

DESCRIPTION: Situated in one of Dartmouth's more sought after elevated locations, filled with sun, and enjoying a peaceful, quiet cul de sac location. Wide ever-changing views including the Dart river, harbour entrance and countryside both front and rear plus a river facing balcony with seating to further enjoy the stunning view. There is a garage and space for 3 more vehicles on the drive. A private well-established garden with patio areas makes the most of this beautiful home. The property has Solar panels which are owned by the property.

OUTSIDE - The gardens are beautifully landscaped and terraced to make the most of the south facing aspect. Set out with patio areas offering easy access to the house with a variety of formal and informal spaces and bathed in all day sun. There is always a place to have a morning coffee or sundowner. Alfresco dining will be a way of life in those long balmy summer months ahead. There is also a summer house.

COUNCIL TAX BAND: E

EPC RATING: C

POSTCODE: TQ6 9HL

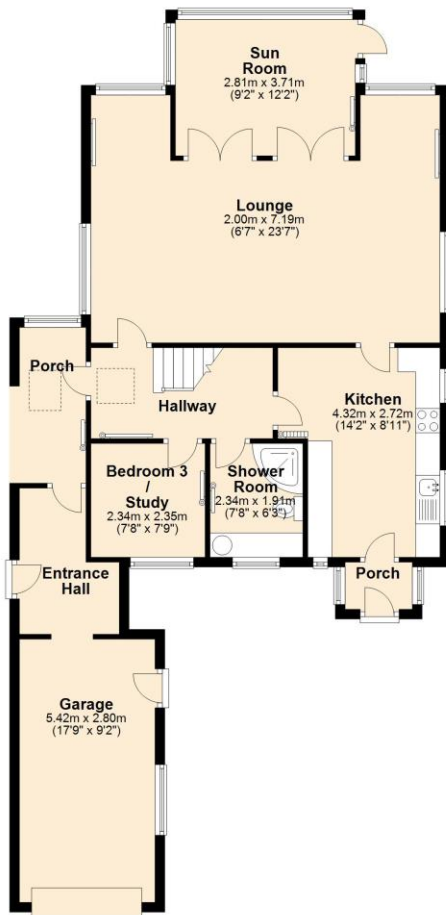
SERVICES - All mains services are connected.

VENDORS STATEMENT: During my 15 years here, I have improved the house and garden to minimize maintenance needs and maximize the benefits of the wonderful location including views of changing Dartmouth weather. The house has sunshine all day weather permitting but even on grey days, there is always something to see as the garden has all year colour.

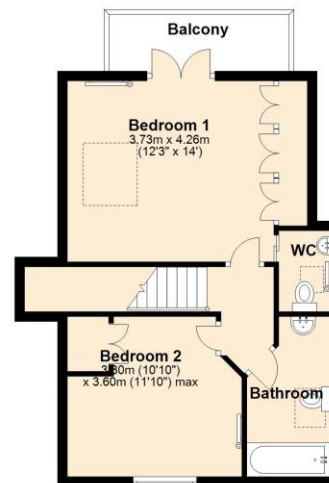
The neighbours are lovely and most local amenities are within walking distance. The decision to move nearer my family has been a difficult one but the time has come to let the next owners enjoy similar wonderful memories as I have done.



Ground Floor
Approx. 101.3 sq. metres (1090.4 sq. feet)

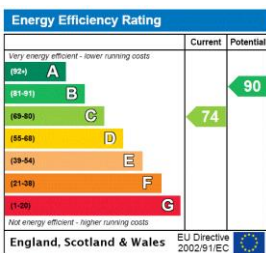


First Floor
Approx. 43.5 sq. metres (468.3 sq. feet)



Total area: approx. 144.8 sq. metres (1558.8 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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