



SEYMOUR DRIVE, DARTMOUTH
£329,000 FREEHOLD

A DETACHED THREE BEDROOMED HOME WITH SUPER RURAL VIEWS

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SUMMARY: A DETACHED THREE BEDROOMED FAMILY HOME LINKED BY THE GARAGE AND HAVING SUPERB RURAL VIEWS TO THE REAR.

DIRECTIONS: From Dartmouth proceed up College Way, passing the Britannia Royal Naval College on your right hand side. Continue over the mini roundabout and opposite the petrol station on your left turn right into Seymour Drive. Follow the road around and round to the right, Number 39 will be found on the left hand side.

DESCRIPTION: A spacious detached family home occupying a popular cul de sac location on the outskirts of Dartmouth with excellent local facilities nearby, just a short walk away are two schools, one being a primary school and the other both primary and secondary, a leisure centre, an indoor swimming pool, Sainsburys and Lidl's supermarkets and a bus service into the town centre and beyond. The property has the benefit of uPVC double glazing and gas fired central heating and there are some superb rural views to be enjoyed from the rear of the property. There is also a conservatory which leads onto the rear garden and garage and utility with driveway parking. An early viewing of this property is thoroughly recommended by the agent.

THE ACCOMMODATION COMPRISES: -

Entrance door with canopy and carriage light to:

ENTRANCE HALL - With radiator, ceiling light point, door to garage. Airing cupboard with radiator and slatted shelving.

CLOAKROOM - Two piece suite in white comprising a low flush W.C., wash hand basin, part tiled walls, obscured window to front, ceiling light point and coving. Radiator.

KITCHEN/DINING ROOM - Range of matching wall and base cupboards with 1 ½ sink drainer and mixer tap. Plumbing and space for automatic dishwasher, space for fridge. 'Hotpoint' double oven set into oven housing unit, 'Hotpoint' electric hob with filter and light over. Worksurface areas with splashback tiling, wine rack, window to front aspect, coving, recessed ceiling lights. Dining area with radiator. From the entrance hall, stairs lead down to the:

SITTING ROOM: - A good sized room with 'Adams' style fire place, surround, backing and hearth with electric fire. Useful store cupboard, radiator, window to rear enjoying super rural views over the garden, sliding patio doors into the:

CONSERVATORY - Which again enjoys the wonderful views and has a door out onto the rear garden. Stairs from the entrance hall rise to:

HALF LANDING: Radiator and door to:

BEDROOM 2 - Window to rear with superb views, coving, hatch to loft space, ceiling light point.

FAMILY BATHROOM - Three piece pale coloured suite comprising panelled bath with grab handle and 'Triton' electric shower over with shower screen. Low flush W.C, pedestal wash hand basin, part tiled walls, radiator, obscured window to rear. Coving, extractor and recessed ceiling lights.

From the half landing stairs lead to:

FURTHER LANDING AREA:

PRINCIPAL BEDROOM: - With his and hers wardrobes, window to front aspect, coving, ceiling light point, loft hatch, radiator, access through to:

EN-SUITE SHOWER ROOM: - A three piece pale coloured suite comprising low flush W.C., wash hand basin, shower with 'Mira Excel' thermostatic shower, part tiled walls, shaver light/socket, coving, obscured window to side. Extractor and recessed ceiling lights.

BEDROOM 3: - Has window to front, radiator, coving, ceiling light point. Wardrobe recess.

OUTSIDE - The property is approached from the cul de sac via a tarmac driveway with access to the garage. Easily maintained chipped front garden area with several attractive shrubs. Access down the side of the property with gate to the rear garden, outside tap. **GARAGE:** With double wooden doors for access, radiator and door to useful **UTILITY ROOM** with wall and base cupboards, plumbing and space for an automatic washing machine, space for freezers and fridges, work surface areas with splashback tiling, 'Worcester' gas fired boiler providing domestic hot water and central heating. Strip light, door to rear garden.

The rear garden enjoys the superb outlook over the rolling South Hams countryside and is laid to paving slabs and decking. There is a useful timber garden store and access to a lower area of garden.

COUNCIL TAX BAND: D

EPC RATING:

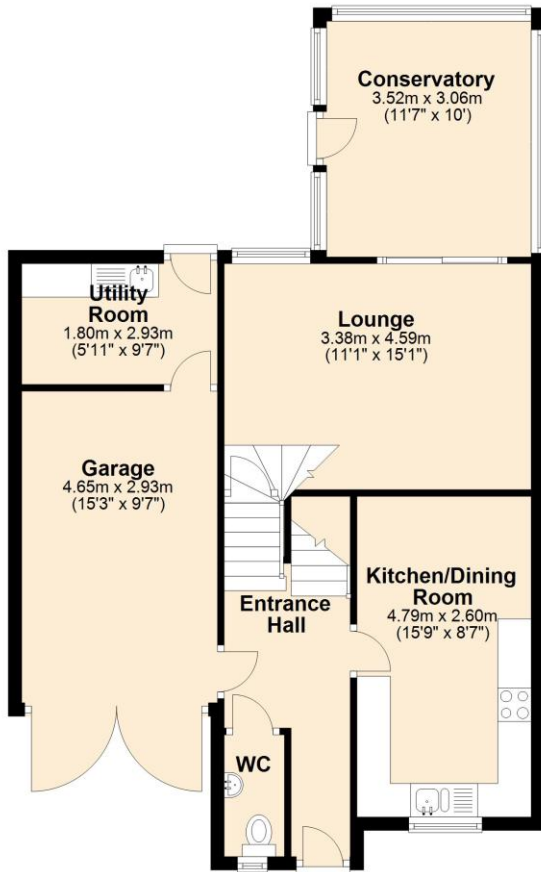
POSTCODE: TQ6 9GB

SERVICES: - All mains services are connected.



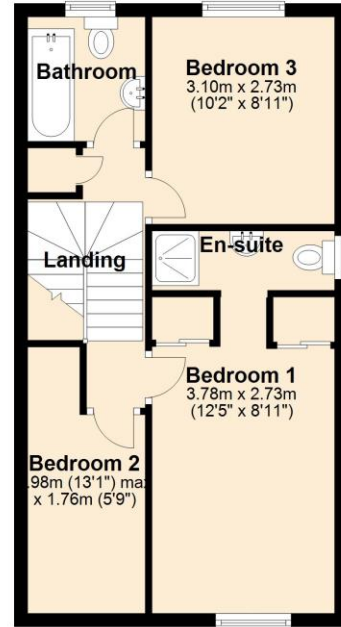
Ground Floor

Approx. 69.9 sq. metres (752.8 sq. feet)



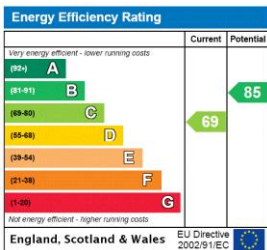
First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Total area: approx. 110.8 sq. metres (1192.8 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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