



COOMBE CLOSE, DEVON, TQ6
£750,000 FREEHOLD

A SEMI DETACHED PROPERTY WITH PANORAMIC VIEWS.

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Street, Dartmouth, TQ6 9QE

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SUMMARY: A RARE OPPORTUNITY TO PURCHASE A SEMI DETACHED PROPERTY, OCCUPYING ONE OF DARTMOUTH'S BEST LOCATIONS AND ENJOYING BREATHTAKING VIEWS OF THE RIVER DART AND SURROUNDING AREA.

DIRECTIONS: From Dartmouth town centre proceed up Ridge Hill, take the first turning left and Coombe Close is on the left and Number 1 is the first in the right hand side.

DESCRIPTION: Although in need of some modernisation, this is a fantastic property enjoying dramatic views of Dartmouth and Kingswear, the River Dart, Dartmouth Castle and out to sea. The property has the benefit of gas fired central heating and double glazed windows, and as well as the lovely garden there is a balcony approached from the principal bedroom. The property is versatile and spacious, having two particularly good sized reception rooms with the potential to use the dining room as another ground floor bedroom. Of further note is the garage which is a valuable asset in Dartmouth. A viewing of this lovely home is strongly recommended by the agents.

THE ACCOMMODATION COMPRISES:

Front entrance door to:

RECEPTION HALLWAY - With two radiators, open under stairs area, ideal for use as a study. Picture rail, wall light points. Door to rear gardens.

SITTING ROOM - Lovely bow window with views over the gardens, the roof tops of Dartmouth to the River Dart and beyond. Radiator, feature fireplace with surround and hearth, housing a 'Living Flame' coal effect gas fire. Picture rail, ceiling light point, wall light points, TV point.

LARGE DINING ROOM - Again with the bow window enjoying the fantastic views, picture rail, ceiling light point, radiator.

FITTED KITCHEN - With a range of matching fitted base and wall units, works surfaces with splashback tiling, display cabinet with plate racks. Integrated double oven with four burner gas hob and filter and light over. Integrated dishwasher, space for an automatic washing machine, integrated fridge and freezer. Ceiling light points, windows to side. Door providing secondary access to the front. Two radiators, 'Worcester' gas fired boiler providing domestic hot water and central heating. Double stainless steel sink unit with drainer and mixer tap.

GROUND FLOOR BEDROOM: - Window to front aspect, radiator, picture rail, ceiling light point.

BATHROOM - Three piece suite in white comprising panelled bath with grab handles, thermostatic shower over with shower screen. Pedestal wash hand basin, low flush W.C., heated towel rail, tiled walls, obscured window to front aspect. Ceiling light point. Linen cupboard.

Stairs rise from the reception hall and turn with windows to front aspect to:

FIRST FLOOR LANDING: - With radiator, wall light points and access to roof space.

PRINCIPAL BEDROOM - With glazed door and side screen onto the BALCONY enjoying some of the best views Dartmouth has to offer. There is a radiator, ceiling light point, wall light point, eaves storage. Archway through to the:

LARGE DRESSING ROOM - With glazed door and window onto the balcony, radiator, ceiling light point, wall light point. Door to:

EN-SUITE SHOWER ROOM - Four piece suite in white comprising a large shower cubicle with thermostatic shower, low dual flush W.C., bidet, wash hand basin set into vanity unit. Skylight, eaves storage, heated towel rail and radiator. Tiled walls, ceiling light point, shaver light.

BEDROOM 2 - With window to front, radiator, eaves storage, ceiling light point.

LAUNDRY ROOM - Housing the mega flow water cylinder with slatted linen shelving to side. Radiator, wall light points, obscured window to front. There is space for a tumble dryer and an eaves storage cupboard.

OUTSIDE - The property occupies an exclusive spot on a small cul de sac off Mount Boone, there is a GARAGE off the road with remote electric door. A gate provides access to the steps leading down to the property. There is an outside light and a gate providing side access to the REAR GARDEN, laid to lawn with shaped well stocked borders and beds, paved sun terrace, all enjoying the super views. Timber garden shed, outside tap.

COUNCIL TAX BAND: F

EPC RATING: D

POSTCODE: TQ6 9PD

SERVICES - All mains services are connected.



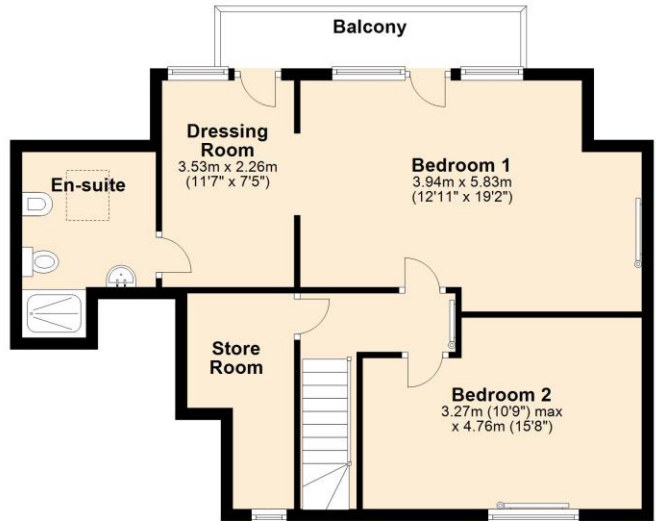
Ground Floor

Approx. 85.2 sq. metres (916.7 sq. feet)



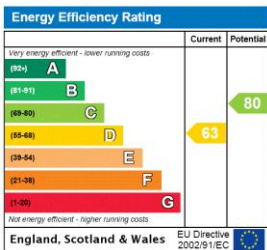
First Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



Total area: approx. 147.3 sq. metres (1585.2 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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