



SEYMOUR DRIVE, DARTMOUTH
£560,000 FREEHOLD

A SUBSTANTIAL DETACHED FIVE BEDROOMED HOME

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

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SUMMARY: A SUBSTANTIAL DETACHED HOME ON A POPULAR CUL DE SAC ENJOYING WONDERFUL RURAL VIEWS.

ACCOMMODATION: GROUND FLOOR:
Large Reception Hall. Cloakroom. Garage.
Spacious Sitting Room With Balcony.
FIRST FLOOR: Four Bedrooms 1 Of Which
Has A En-Suite And Dressing Room Area.
Family Bathroom. LOWER GROUND
FLOOR: Further Bedroom With En-Suite.
Useful Office. Good Sized Fitted Kitchen
With Access To The Dining Room. Utility
Room. Easily Maintained Front Garden
And Driveway With Parking. Balcony. Rear
Garden.

DIRECTIONS: From Dartmouth, proceed up College Way passing the Britannia Royal Naval College on your right hand side. Continue across the first roundabout and on reaching the petrol station on your left, turn right into Seymour Drive, follow the road down and to the right and continue in the later part of the development and the property will be found on the left hand side.

DESCRIPTION: A particularly spacious and well presented detached home occupying an exclusive end of cul de sac position on Seymour Drive. The versatile accommodation is set over three floors and has five bedrooms plus an office or a sixth bedroom if required. Two of the bedrooms have en-suites and the principal bedroom has a dressing area as well. There is a further family bathroom and a ground floor cloakroom. The superb large sitting room has

patio doors onto a good sized balcony enjoying the lovely rural views of the rolling South Hams countryside. The property has double glazed windows and gas fired central heating and an added benefit for some is the space saving lift providing access to all three floors. The good sized garage has been repurposed for use as a utility room with space for white goods and also houses the central heating boiler. There is also plenty of space for further storage. The rear gardens are another feature of this property, being landscaped and well maintained with a super array of mature shrubs and plants.

Excellent facilities are a short walk away including supermarkets, schools and leisure centre. A bus service at the end of the road takes you to the town centre and beyond.

An early viewing of this property is strongly recommended by the agents.

POSTCODE: TQ6 9GE

EPC RATING: B

COUNCIL TAX BAND: F (currently £3797.28 2025/26)

SERVICES - All mains services are connected.

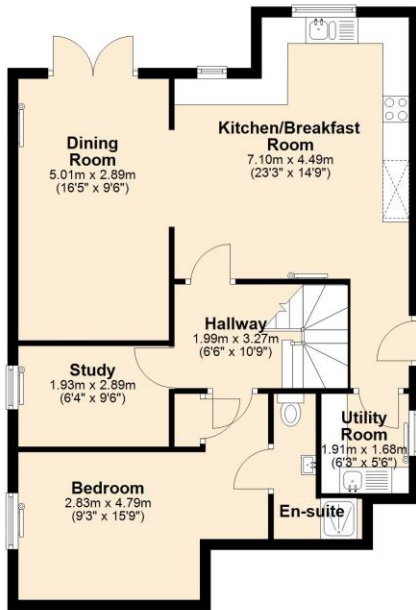


Ground Floor

Approx. 72.3 sq. metres (778.1 sq. feet)

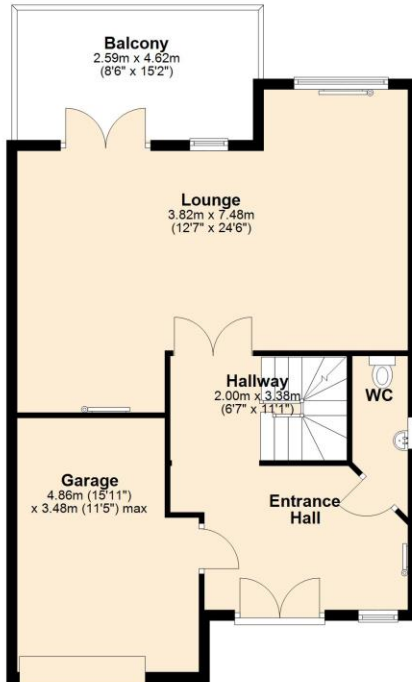
Lower Ground Floor

Approx. 72.5 sq. metres (779.9 sq. feet)



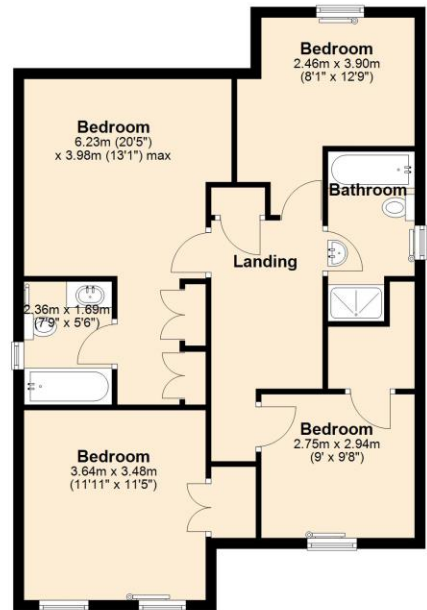
Balcony

2.59m x 4.62m (8'6" x 15'2")



First Floor

Approx. 73.4 sq. metres (790.1 sq. feet)



Total area: approx. 218.1 sq. metres (2348.0 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

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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