



LOWER FAIRVIEW ROAD, DARTMOUTH
£425,000 FREEHOLD

A MODERNISED AND IMPROVED SEMI-DETACHED HOME.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION: A MODERNISED AND MUCH IMPROVED SEMI DETACHED HOME WITH GARAGE AND GARDENS NEAR THE TOWN CENTRE.

DIRECTIONS: From the town centre, proceed along Victoria Road and continue up the hill turning right into Lower Fairview Road. Proceed ahead and the property will found on the left hand side.

DESCRIPTION: This super property is quietly situated on a cul de sac, southerly facing and enjoying wonderful views over the town to the River Dart. The house has been very well modernised and upgraded by the present owner and with the town centre only approximately 10 minute walk away would make an ideal main residence or holiday home. There is a large terrace over the garages and a courtyard garden to the rear of the property. This really is a super home and an internal viewing is strongly recommended.

Dartmouth is an historic port with cottages stretching down to the water's edge. It is a world famous yachting centre with excellent facilities for the boating fraternity. It is considered to be one of the most beautiful estuary's in Europe and the town is now full of quality restaurants and bistros, tea rooms, boutiques etc. Dartmouth is also home to the Britannia Royal Naval College and there is a mainline railway station in Totnes. Exeter International Airport is within easy driving distance.

THE ACCOMMODATION COMPRISES:

Entrance door to:

ENTRANCE HALL - With an area for shoes and coats and a large cupboard with shelving and space for a washing machine.

BEDROOM 1: - A good sized room with fitted wardrobes and enjoys super views over Dartmouth to the River Dart.

BATHROOM - With panelled bath with shower over, W.C. and wash hand basin.

SEPARATE CLOAKROOM: - With W.C. and wash hand basin. The stairs from the entrance hall rise to a:

HALF LANDING: - Off which is:

BEDROOM 2: - A good double and has sliding patio doors onto a private courtyard style garden.

From the half landing, the stairs continue to:

OPEN PLAN SITTING/DINING ROOM/KITCHEN: Which has a large bay window with a window seat, being southerly facing, it is a lovely light space and enjoys the views over Dartmouth to the River Dart. There is plenty of space for lounge and dining furniture and vaulted ceilings give a feeling of even more space and light. There is a lovely fitted kitchen with a range of both floor and wall mounted units and an integrated 'Neff' electric fan oven, gas hob, extractor hood, fridge and freezer.

OUTSIDE - To the front of the property is a small balcony area and a large paved patio area which is another feature of this property and enjoys the wonderful views. Below the patio is a good sized garage which is a rarity in Dartmouth. To the rear is an attractive and private courtyard style garden.

POST CODE: TQ6 9EE

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES - All mains services are connected.



1 Hillside View

Approximate Gross Internal Area
936 sq ft - 87 sq m



GARAGE

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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	83 B
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.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk

Winkworth

for every step...

[winkworth.co.uk](https://www.winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.