



TOWNSTAL PATHFIELDS, DARTMOUTH
£660,000 FREEHOLD

A BEAUTIFULLY PRESENTED 4 BED DETACHED BUNGALOW

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SUMMARY: A BEAUTIFULLY PRESENTED AND SPACIOUS DETACHED BUNGALOW IN A FAVOURED LOCATION WITH SUPERB LANDSCAPED GARDENS, PARKING AND GARAGE.

DIRECTIONS: From Dartmouth town centre proceed up College Way passing the Britannia Royal Naval College on your right hand side. Turn left into Townstal Pathfields and follow the cul de sac around to the right and the property will be found in a short distance on the right hand side.

DESCRIPTION: There are very few bungalows of this size with a level approach in Dartmouth and a viewing is essential to appreciate the accommodation on offer. The property occupies a sought after cul de sac location on the outskirts of the town of Dartmouth and has spacious and versatile accommodation all set in beautifully landscaped gardens. Of further note is the driveway with plenty of parking as well as a garage and there is a useful fourth bedroom with en-suite which could be used as an annexe if required. An early viewing of this property is strongly recommended by the agents.

THE ACCOMMODATION COMPRISES: (All Measurements Approx.) uPVC double glazed entrance door to

ENTRANCE PORCH: With tiled floor, radiator, ceiling light point and coving. Double multi paned doors open onto the

RECEPTION HALL - With coving, recessed ceiling lights, radiator, CLOAKS CUPBOARD, AIRING CUPBOARD with linen shelving. Central heating control panel, access to roof space.

CLOAKROOM - Two piece suite in white comprising, low flush W.C., wash hand basin with mixer tap, half tiled walls, coving, ceiling light point, obscured window to side. Radiator.

L-SHAPED SITTING ROOM - max measurements being 15'8" (4.78) x 22'8" (6.9) Superb room with sliding patio door and two side screens which open out onto the delightful front garden. Feature living flame log effect gas fire, TV aerial point, coving, recessed ceiling lights. Large picture window to side, two radiators.

FITTED KITCHEN: - 19'4" x 10' (5.9m x 3.05m) An excellent range of fitted wall and base cupboards with integrated appliances to include, dishwasher, fridge. Range cooker with both electric and gas ovens, grill, four burner gas hob and a hot plate. Stainless steel hood and light over. Double stainless steel bowl sink with waste disposal unit and 'Monobloc' mixer tap. Granite work surfaces with tiled splashbacks, ceramic tiled floor with under floor heating, underwall unit lighting, plinth lighting. Recessed ceiling lights, coving. Open access through to

CONSERVATORY/DINING ROOM - max measurements being 23'3" (7.09) x 9'2" (2.8) Oak flooring, radiator, wall lights, built-in cupboards matching those of the kitchen. French door and opening windows lead onto the decked terrace.

Door from the kitchen to

UTILITY ROOM - 7'1" x 8'6" (2.16m x 2.6m) Ceramic tiled floor, radiator, strip light, space for fridge/freezer, work surface with plumbing and space for automatic washing machine and space for tumble drier under. Door from garage, door providing access to the stairs which lead down to bedroom 4 suite and the garden. 'Ideal Classic' gas fired boiler providing domestic hot water and central heating.

MASTER BEDROOM - 13'8" (4.17) x 9'3" (2.82) plus door recess of 5'4" (1.63) (5'4" (1.63)) Windows to rear overlooking the garden, radiator, coving, recessed ceiling lights, TV aerial point, bedhead lighting.

EN-SUITE SHOWER ROOM - Quality three piece modern suite comprising low flush W.C., wash hand basin set into vanity unit with cupboards, vanity mirror and light. Corner shower unit with 'Mira' shower. Tiled walls, coving, recessed ceiling light, extractor, chrome ladder type heated towel rail. Obscured window to side.

DRESSING ROOM - 9'1" x 11'3" (2.77m x 3.43m) (This was once another bedroom and could easily revert back.) Windows to rear overlooking the gardens radiator, recessed ceiling lights. Coving.

BEDROOM 2 - 10'2" x 13'9" (3.1m x 4.2m) Window to side aspect, coving, recessed ceiling lights, radiator, built-in wardrobe.

BEDROOM 3 - 12'6" x 10'1" (3.8m x 3.07m) Fitted wardrobe with mirrored doors, matching fitted shelved cupboard. TV aerial point, coving, ceiling light point, radiator. Window to front aspect overlooking the front gardens.

FAMILY BATHROOM - 10'2" (3.09m) x 6'6" (1.98m) Good sized family bathroom well fitted in white comprising a panelled bath with shower end and 'Mira' shower. Curved shower screen, twin wash hand basins set into vanity unit with cupboards below and side with pelmet and lighting. Vanity mirrors, W.C. with concealed low flush cistern and cupboards either side. Coving, recessed ceiling lights, extractor, obscured window to side, radiator.

Door from the utility room leads down to the

LOWER GROUND FLOOR and main garden level with door to outside. Sliding door provides access to

4TH BEDROOM: - Max measurements 16'1" (4.9) x 8'4" (2.54) Vestibule area, useful cupboard and access through to the sleeping area with radiator, ceiling light point, window overlooking the garden. Sliding door to the

EN-SUITE SHOWER ROOM - Tiled shower cubicle with 'Mira' electric shower, low flush W.C., wash hand basin, ceiling light point.

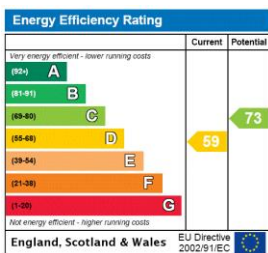
OUTSIDE: **GARAGE** - 14'10" x 14'3" (4.52m x 4.34m) The property is approached from the cul de sac via good sized tarmac driveway with parking for several vehicles. Hillyfields stands in good sized gardens to both the front and rear, the property is set well back from the cul de sac with good sized front lawn, raised shrubbery borders and beds, specimen trees. The front boundary is marked by distinctive wrought iron panelling with matching driveway gates and pedestrian gate. Adjacent to the sitting room there is an attractive sun terrace leading onto the lawn. Outside carriage light and carriage lamp on the driveway. **GARAGE:** Mezzanine storage level, space for fridge and freezers, fitted cupboards, high level window to side, strip light. Door to utility room. Landscaped rear garden with an eco-raised deck of considerable size with access from the conservatory with steps leading down to the shaped lawn with well stocked floral and shrubbery borders and beds. Ornamental fish pond, productive vegetable garden and aluminium framed greenhouse. Timber garden shed, gated access onto the road at the back of the house. Specimen trees, outside lighting.

COUNCIL TAX BAND F (Currently £3,173.14 2021/22)
EPC RATING D
POSTCODE: TQ6 9HL





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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