



Fairview Road, Devon, TQ6 9EN

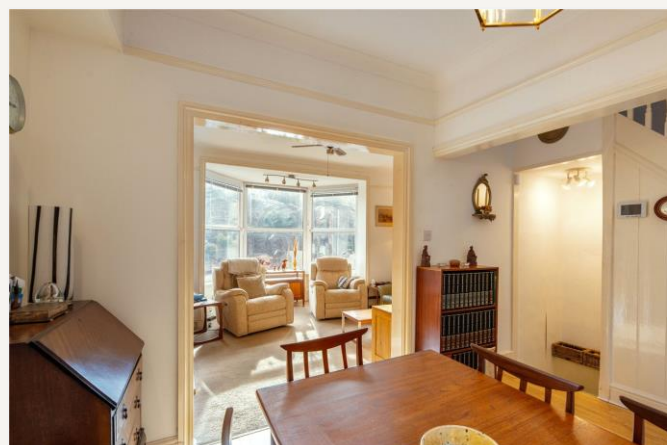
£375,000

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An Edwardian villa that has been enlarged to provide 2 double bedrooms and further reception space which has been opened out to allow the light from the southerly windows through to the dining room. Being southerly facing at the rear meaning that much of the house and the small rear garden enjoy plenty of sun.

KEY FEATURES

- Hall
- Dining Room
- Sitting Room
- Kitchen
- Utility / Shower Room
- 2 Bedrooms
- Bathroom



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Being over 4 floors the space lends itself to a number of uses. If you simply need 2 bedrooms you have ample open living space. Moving the kitchen up one level to be adjacent to the sitting room would free up the lower ground floor. Perhaps you could make your 3rd bedroom with en-suite down here. Or is this the location for your home office or studio. Please ensure you are well advised re planning and building regulations when considering making alterations.

DIRECTIONS: From the Town Centre proceed up Victoria Road. Take the first turning on the right after School bend into Fairview Road. The house is to be found towards the lower end on the right. **Or**, if walking you can take any of the steps leading up Clarence Hill. Then left down Vicarage Hill for 50 yards and right into Fairview Road.

ROOM DESCRIPTIONS

ENTRANCE HALL – With stairs rising to the 1st floor, and below, down to the lower ground floor. A wide square arch opens into the:

DINING ROOM – sash window to the front. The room retains its picture rail and has coving too.

SITTING ROOM: - this too has coving and a picture rail. But it is the view, seen through the double glazed bay windows, that draws the attention. There is an electric fire within a wooden surround with cupboards in the alcoves to either side.

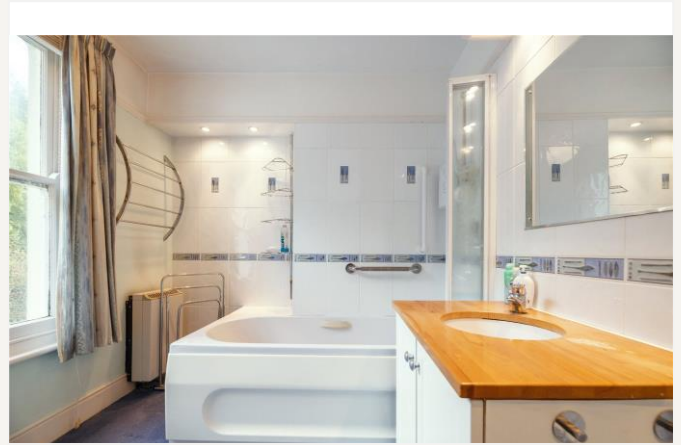
THE LOWER FLOOR

The hallways has a range of cupboards and a recess for a fridge freezer.

SHOWER, WC, UTILITY Formed from what was once the bathroom, this room is home to a white wash hand basin, WC and a shower cubicle along with plumbing for the washing machine. Then there is the “room within a room” with further storage including a recess for an additional freezer and the tumble dryer.

KITCHEN – Fitted with a range of base and eye level units with tiled splashbacks. Features include: an inset sink and drainer, electric hob with a filter extractor above and an oven beneath. Double glazed window and door to the rear garden.





UPSTAIRS.

FIRST FLOOR landing has a window to the front with cupboard to the side. Accesses the:

FAMILY BATHROOM - Matching white suite made up of a WC, vanity wash hand basin and a panel bath with a triton shower fitted above in a tiled surround. This tiling continues along 1 wall with spotlights integrated above.

BEDROOM 1 - With far reaching southerly views. It has coving and a cupboard in 1 alcove. Open the door at the rear to reveal a large walk in wardrobe.

TOP FLOOR

BEDROOM TWO: A large and light bedroom thanks to the windows to both front and rear. There are cupboards to one side as well as access to under eaves storage.

REAR GARDEN – Reached by steps down from the kitchen. It has a central paved patio with borders around, all enclosed by wooden fencing/trellising.

SERVICES - Mains water and drainage connected

WINDOWS. Some windows are the original sash windows (notably the road side windows in the dining room and bathroom), some windows have been replaced with UPVC double glazed units (kitchen, sitting room, bedrooms 1 and 2).

HEATING. The heating is electric with night storage heaters (on Economy 7 tariff) in the dining room, landing, kitchen and bathroom.

MATERIAL INFO

Tenure: we are advised the property is Freehold.

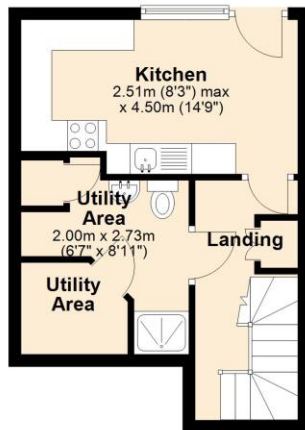
Council Tax Band: D

EPC rating: F



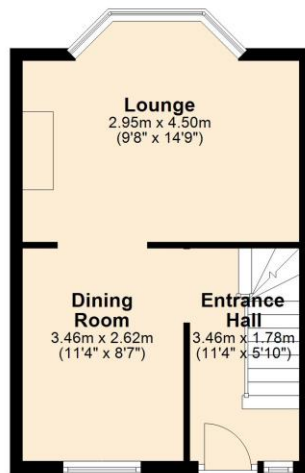
Lower Ground Floor

Approx. 26.3 sq. metres (282.8 sq. feet)



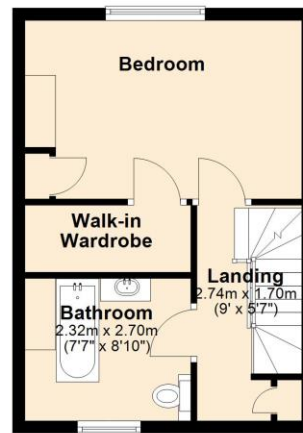
Ground Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.4 sq. feet)



Second Floor

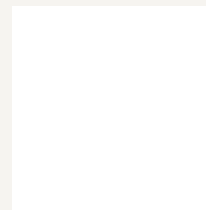
Approx. 25.0 sq. metres (268.7 sq. feet)



Total area: approx. 110.3 sq. metres (1187.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DRT250102>

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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