



TOWNSTAL PATHFIELDS, DARTMOUTH
£565,000 FREEHOLD

A DELIGHTFULLY PRESENTED FOUR BEDROOMED SEMI DETACHED FAMILY HOME.

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 Street, Dartmouth, TQ6 9QE

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SUMMARY: A DELIGHTFULLY PRESENTED FAMILY HOME IN ONE OF DARTMOUTH'S MORE SOUGHT AFTER LOCATIONS.

DIRECTIONS: From Dartmouth town centre, proceed up College Way, passing the Britannia Royal Naval College on your right-hand side. Take the third turning on your left into Townstal Pathfields. Follow the road in to Townstal Pathfields. No. 10 will be halfway along on the righthand side.

DESCRIPTION: Sunny, level and facing South. A delightfully presented family home, on an established private garden in one of Dartmouth's more sought after locations. All within walking distance of schools, shops, and bus. The convenient, easy flow from the kitchen/dining room to the conservatory, to the garden will take entertaining to a whole new level. This property is more of a lifestyle than a house.

THE ACCOMODATION COMPRISES: - (All measurements Approx.)

GLAZED PORCH - An excellent feature to keep out the winter chills when removing coats and boots.

ENTRANCE HALL - Well-proportioned to welcome guests. The Entrance Hall provides access to the Sitting Room, Kitchen/Dining and stairs rise to the bedroom accommodation. There is good under stairs storage.

SITTING ROOM - Delightfully bright and sunny with its southerly aspect and character bay window. The gas fireplace is a central feature making for a cosy and cheerful ambience in the winter months.

KITCHEN/DINING ROOM - This is the "engine room" of the house, of a size that will suit those family members who love to be part of the action when it is all systems go in the kitchen. Family gatherings will take on a whole new meaning. An excellent range of fitted wall and base cupboards with integrated appliances to include a Rangemaster cooker with gas hob and 2 electric ovens The Dining Room is part of this open plan space that can easily take an 8-seater dining table. The wood burner is the icing on the cake for this very special room.

Bifold doors open to the CONSERVATORY which leads on to the rear garden. The garden and downstairs areas are wheelchair friendly. The stairway could well accommodate a chair lift making the whole property potentially suitable for someone with mobility challenges.

Direct access from the kitchen to the

UTILITY ROOM - The utility room has the washing machine, drier and fridge/freezer.

GROUND FLOOR SHOWER ROOM WITH W.C.

MASTER BEDROOM - This has generous proportions, is delightfully sunny, has a bay window and rural views.

BEDROOM 2 - With views over the front garden this single bedroom is currently used as an office.

BEDROOM 3 - Another generously proportioned double bedroom with views over the countryside towards the moors.

FAMILY BATHROOM - This is fully tiled with a walk-in shower, bath, W.C. bidet, heated towel rail, and a vanity wash hand basin.

BEDROOM 4 - A double bedroom with views over the rear garden.

OUTSIDE - This garden is established with a large driveway approaching the house with off road parking for 4 cars. The garden is predominantly level with easy access to the rear garden at the side of the house. The rear garden is a delight! A mixture of, a wooden deck, green borders, a small vegetable patch, a summer house, and a hot tub. The rear garden has direct access from the conservatory as well as a private gate to Townstal Road.

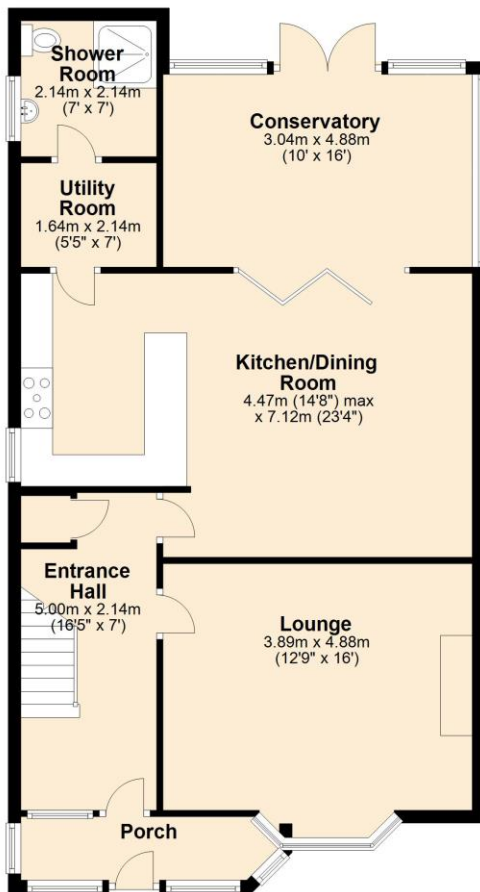
COUNCIL TAX BAND: - E (Currently £2684.96 2021/22)

EPC RATING: D

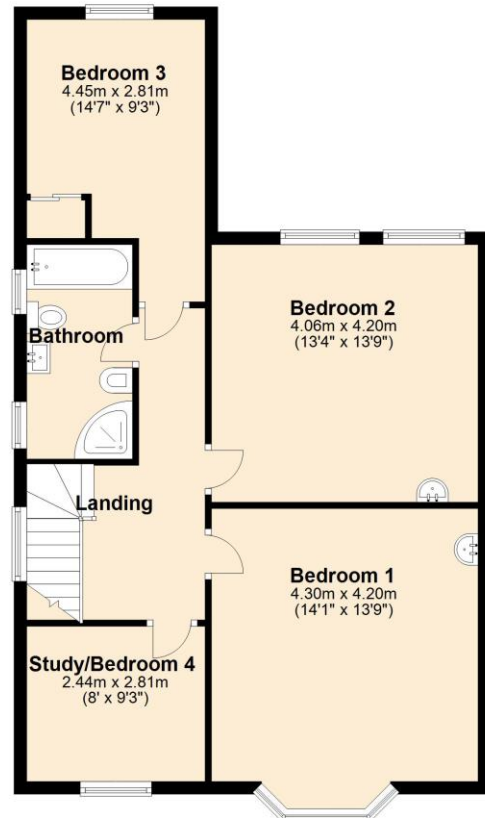
POSTCODE: TQ6 9HL



Approx. 88.9 sq. metres (957.1 sq. feet)



Approx. 70.4 sq. metres (757.9 sq. feet)



Total area: approx. 159.3 sq. metres (1715.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

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