



CHURCH ROAD, DARTMOUTH
£629,000 FREEHOLD

STUNNINGLY REFURBISHED 4-BEDROOM HOME. VIEWS AND 2 GARAGES!

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SUMMARY: A lovely well presented spacious home with views and two garages

DIRECTIONS: From Dartmouth town centre, proceed up College Way, passing the Britannia Royal Naval College on your right-hand side. Take the second turning on your left into Church Road. 3 Pottery Court will be on your right.

DESCRIPTION: Bathed in all day sunshine, (when the sun is shining) this particularly spacious house is found in one of Dartmouth's more sought after locations. A wonderful, elevated position provides views over the town, and the River Dart in the distance. No chain ahead. The recent refurbishment means you can just move in and enjoy!

THE ACCOMODATION COMPRISES: - The front door leads into the spacious hall with access to the Utility Room, downstairs W.C, and the internal access to the garage on the left. Ahead is the very generously proportioned open plan kitchen and dining area.

The kitchen/dining area really will be the hub of this gracious family home. Bright and cheerful with doors opening on the private patio. This patio really is the secret garden, so private, and with raised flower beds, the ideal place for those morning coffees or evening sun downers. When summer arrives, this will be the place to be.

The ground floor stairs ascend to three double bedrooms and the family bathroom. Bedroom 1 (The Principal Bedroom has its own fully tiled ensuite, double wash hand basin and a shower (big enough for 2). The Family bathroom, (another generously proportioned room), has a standalone bath, wash hand basin, plenty of storage and a large shower.

The second floor has the most elegant sitting room with views that you will never tire of. The most gracious retreat should you wish to retire from the energy and excitement of the ground floor. Directly off the sitting room is the 4th bedroom or office or hobby room, the choice is yours. Adjacent to this is a kitchenette and shower room with its own W.C. and wash hand basin.

OWNERS COMMENTS - We have very much enjoyed living in this house and are rather sad to be leaving the area for family reasons. The neighbours are wonderful, very friendly, and helpful and we both hope we will be able to continue our friendships with them into the future.

We were thrilled to watch the "Red Arrows" fly up the River Dart from the lounge and the firework displays from the Naval College as well as the everyday views of the river and all its activities not forgetting the steam trains.

The house is spacious and is ideal for hosting guests. This was to be our "forever home", but sadly this is not to be. We do hope someone loves it as much as we have.

Outside – No.3 is designed to keep effort to a minimum with the forecourt being cobbled. The rear garden is paved with raised borders for those summer displays. There is a detached garage as well as a garage attached to No.3 with internal access.

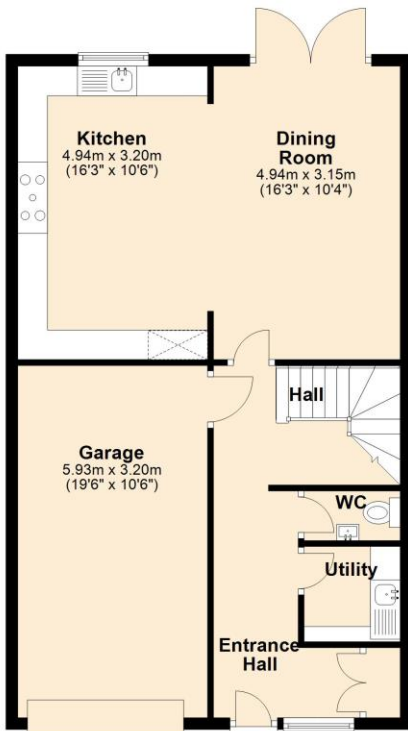
COUNCIL TAX BAND: E

EPC RATING: C

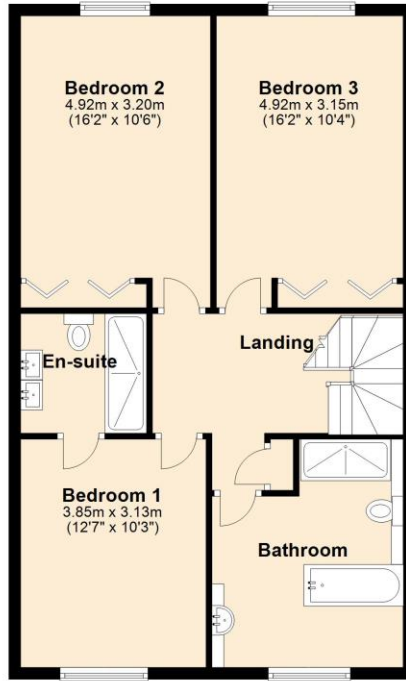
SERVICES: On mains water, electricity, and gas.



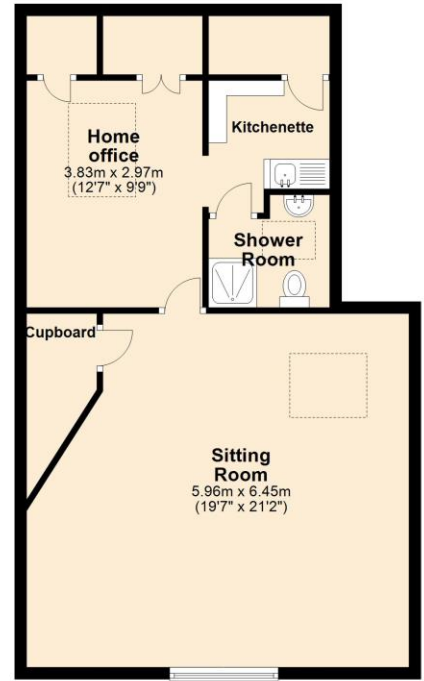
Ground Floor



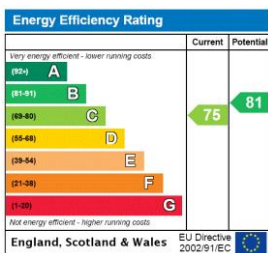
First Floor



Second Floor



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.



Tenure: Freehold

Council Tax Band: E

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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