



**GRENVILLE CLOSE, DARTMOUTH**  
**£205,000 FREEHOLD**

## A SPACIOUS END OF TERRACE HOUSE WITH A LARGE GARAGE

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## **SUMMARY:** A SPACIOUS END OF TERRACED HOUSE ON A CUL DE SAC POSITION IN NEED OF MODERNISATION.

**DIRECTIONS:** From Dartmouth, proceed up College Way passing the Britannia Royal Naval College on your right hand side. Turn right into Britannia Avenue, after approximately ¼ of a mile Grenville Close is on your left and the property is on your right.

**DESCRIPTION:** A spacious and extended end of terrace property, occupying a cul de sac location at the top of town in need of modernisation and improvement although will make a fabulous family home. The property also has a large block built garage/workshop and enclosed front and rear gardens. There is gas fired central heating and uPVC double glazing and an early viewing is strongly recommended by the agents.

**THE ACCOMMODATION COMPRISES:** - (All Measurements Approx.)

**Entrance door to:**

**ENTRANCE VESTIBULE:** - With multi pane glazed door to the:

**ENTRANCE HALL:** - With ceiling light point, radiator.

**LOUNGE:** - 17'8" x 10'9" (5.38m x 3.28m) Chimney place with wooden mantle and brick hearth. Windows to the front aspect with views to Torquay. Telephone point, two radiators, coving, ceiling light point, wall light point, TV aerial point. Double multi pane French doors to the:

**DINING ROOM:** - 10'7" x 9'7" (3.23m x 2.92m) Glazed door and side screens onto the gardens. Ceiling light point, coving, window to side aspect. Access through to:

**KITCHEN:** - 12' x 9'10" (3.66m x 3m) Range of pine fronted wall and base cupboards, 1 ½ stainless steel sink, drainer and mixer tap. Plumbing and space for an automatic washing machine. Space for gas or electric cooker, space for under counter fridge and freezer. Work surface area with splashback tiling, ceiling light points. Pine tongue and groove panelled walling. Access from the dining room to the:

**UTILITY ROOM:** - 10'8" x 4'2" (3.25m x 1.27m) Lean to useful room with glazed door and windows onto the rear garden. Roof light, 'Worcester' gas fired boiler providing domestic hot water and central heating. From the entrance hall, door to:

**MODERN FITTED SHOWER ROOM** - With large walk-in shower cubicle with thermostatic shower. Low dual flush W.C., pedestal wash hand basin. Obscure window to front aspect. Tiled walls, chrome ladder type heated towel rail. Ceiling light point.

Stairs rise and turn from the entrance hall to the:

**FIRST FLOOR LANDING:** - With access to roof space.

**BEDROOM 1:** - 17'8" x 8'8" (5.38m x 2.64m) With radiator, ceiling light point, window to front aspect with views over the roof tops to the rolling countryside and Torbay in the distance. Door to:

**LARGE EN-SUITE BATHROOM:** - 10'11" x 10' (3.33m x 3.05m) Four piece coloured suite comprising panelled bath, low flush W.C., pedestal wash hand basin, shower cubicle with 'Mira 415' shower. Coving, ceiling light point, obscured window to rear, radiator, built-in linen cupboard.

**BEDROOM 2:** - 12'3" x 8'1" (3.73m x 2.46m) Radiator, window to front aspect, built-in cupboard, ceiling light point.

**BEDROOM 3:** - 12'3" x 5'11" (3.73m x 1.8m) Built-in open fronted cupboard, window to rear, ceiling light point, radiator.

**OUTSIDE** - The property occupies a cul de sac location with on street parking. Gated access to the front door, easily maintained front GARDEN with a terrace laid to chippings and mature shrubs. Front door with canopy. Gated side access with a paved path leading to the enclosed rear GARDEN laid to paved patio and concrete pathway to the gated rear access. Timber shed.

**LARGE BLOCK BUILT GARAGE:** - 18'7" x 13'1" (5.66m x 4m) With power and lighting, loft storage, up and over door.

**N.B. IT SHOULD BE NOTED THAT THIS PROPERTY MUST BE A MAIN RESIDENCE.**

**COUNCIL TAX BAND:** B - Currently £1708.82 for 2021/22

**EPC RATING:** D

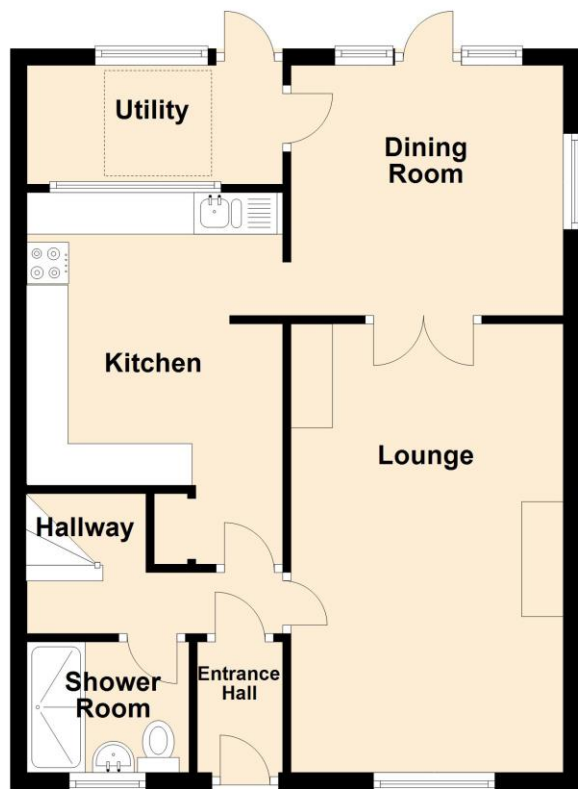
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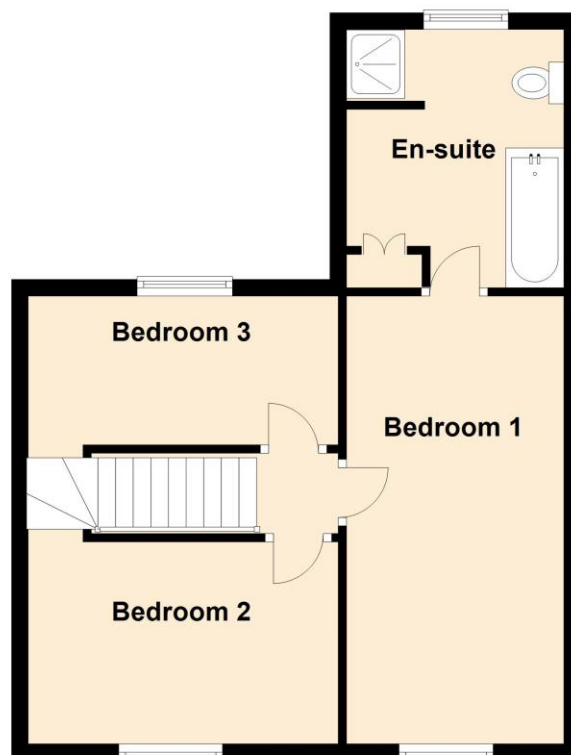
## Ground Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



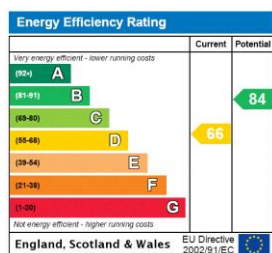
## First Floor

Approx. 43.1 sq. metres (463.7 sq. feet)



Total area: approx. 97.9 sq. metres (1054.1 sq. feet)

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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