



**WARFLEET, DARTMOUTH**  
**£1,350,000 FREEHOLD**

**A MUST SEE THREE BEDROOMED WATERSIDE  
 PROPERTY WITH A GARAGE.**

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**SUMMARY:** On the water's edge! Often requested and seldom found. The photos tell it all!

**DIRECTIONS:** From Dartmouth's town centre take the road out to Dartmouth Castle. Drive on along Southtown towards Warfleet with the river on your left. Tides Reach will be on your left once you pass Paradise Point before you take the turning to head to Dartmouth Castle. (The name is on the gate) Should the road from Dartmouth to Dartmouth Castle be closed the property can be found if you approach from Weeke Hill.

**SERVICES** - All mains services are connected.

**COUNCIL TAX BAND: G**

**POSTCODE: TQ6 9BZ**

**EPC RATING: D**

**DESCRIPTION:** On the water's edge! Often requested and seldom found. The photos tell it all! Cocktails and sundowners on the lawn while other members of the family and guests take to the water from your own private steps. Your lifestyle will take on a totally new dimension once you are installed!



Garage -room for car and canoe

3 Bedrooms – one with balcony, one with ensuite

Study

Ensuite -shower, W.C, wash hand basin

Family Bathroom

3 WCs

Spacious kitchen with an informal dining area

Formal dining area open plan off the sitting room

Established gardens to the water's edge

Easy walk to town centre and Dartmouth Castle

Gas Central Heating

No onward chain

There is a running mooring.









**Garage**  
5.09m x 4.08m  
(16'9" x 13'5")

The floor plan shows a layout with the following rooms and dimensions:

- Kitchen/Breakfast Room:** 4.57m x 3.31m (15' x 10'10"). It includes a sink, stove, and refrigerator.
- Dining Room:** 3.74m x 4.35m (12'3" x 14'3"). It features a staircase leading up.
- Lounge:** 3.74m x 3.66m (12'3" x 12'). It includes a fireplace on the left wall.
- WC:** A small bathroom located near the Dining Room.
- Porch:** An entrance area at the bottom of the plan.

**1st floor**

**Bedroom**  
1.49m x 4.11m  
(4'10" x 13'6")

**Bedroom**  
3.02m x 1.08m  
(9'11" x 3'6")

**Bedroom**  
3.74m x 3.54m  
(12'3" x 11'7")

**Bathroom**  
1.97m x 1.95m  
(6'5" x 6'5")

**En-suite**

**Study**

**Balcony**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A+)	A		
(B+)(B1)	B		
(B)(B2)	C		79
(D+)(D1)	D	58	
(D)(D2)	E		
(F)(F2)	F		
(G)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

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