



BLACKAWTON,  
£425,000 FREEHOLD

## AN EXTENDED END OF TERRACE CHARACTER COTTAGE

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## SUMMARY: AN EXTENDED END OF TERRACE CHARACTER COTTAGE IN A PRIME SOUTH HAMS VILLAGE.

**DIRECTIONS:** From Dartmouth proceed up College Way, passing the Britannia Royal Naval College on your right hand side. Continue on the road out of Dartmouth towards Totnes, passing The Sportsman's Arms and the garden centre and take the next turning left. After a short distance turn right and follow the lane into Blackawton. Proceed past the cul de sac Higher Island on your left hand side and Furst and Last will be on your left.

**DESCRIPTION:** A spacious and much improved village cottage with oil fired central heating, uPVC double glazing and wood burner in the lounge. The property has a modern fitted kitchen with integrated appliances which opens into a large dining area/family room with French doors onto the easily maintained courtyard style garden. There is a modern bathroom with rainhead shower over the bath and there is a particularly good sized utility room/boot room with the oil fired boiler and plumbing for an automatic washing machine. There is plenty of space for extra fridges and freezers. On the first floor are three very good sized bedrooms with plenty of scope for en-suites if required. To the rear of the property is the attractive paved courtyard garden and to the front is the on street parking. An early viewing is recommended to avoid disappointment.

**THE ACCOMMODATION COMPRISES:** - (All Measurements Approx.) Stable type entrance door to:

**ENTRANCE VESTIBULE:** - With door to:

**LOUNGE:** - 17'1" x 12'9" (5.2m x 3.89m) Chimney breast with wood burning stove set on a hearth. Exposed ceiling timbers, windows to front, radiator, wall light points, TV aerial point, telephone point. Door to:

**FITTED KITCHEN/DINING ROOM/FAMILY ROOM:**

**KITCHEN:** - 17' x 11'2" (5.18m x 3.4m) narrowing to 6'2" An excellent range of modern units comprising 1 ½ stainless steel sink, drainer and mixer tap. The integrated appliances include an electric stainless steel oven, hob, dishwasher, fridge and combination microwave. There are plenty of cupboards and work surface areas. Recessed ceiling lights, window overlooking the rear courtyard. There is open access through to the:

**DINING ROOM/FAMILY ROOM:** - 13' x 10'10" (3.96m x 3.3m) max French doors onto the garden, recessed ceiling lights, radiator. Door to:

**UTILITY/BOOT ROOM:** - 12'6" x 10' (3.8m x 3.05m) Further wall and base storage units, plenty of space for a freezer, plumbing and space for an automatic washing machine/tumble drier. Worcester oil fired boiler providing domestic hot water and central heating. Radiator, tiled floor, window to front aspect, strip light. Three steps up to a door providing further front access.

Door from the kitchen provides access to the:

**INNER HALLWAY** - With radiator, window to rear overlooking the garden. Recessed ceiling light and door to:

**BATHROOM:** - 9'4" x 5'10" (2.84m x 1.78m) Quality three piece suite in white comprising 'P' shaped bath with rainhead thermostatic shower and shower screen. Low dual flush W.C., enamel wash hand basin set on a store cupboard. Tiled walls and floor, extractor, recessed ceiling lights, vanity mirror with lights, radiator, obscured window to rear.

From the inner hallway, stairs lead to:

**MASTER BEDROOM:** - 12'11" x 15'4" (3.94m x 4.67m) plus large door recess A particularly spacious room with good sized built-in wardrobe, further built-in cupboards, windows to front and rear. Eaves storage cupboards, radiator, ceiling light point and TV aerial point.

Access to loft space.

**FIRST FLOOR LANDING:** - With linen cupboard, access to loft space.

**BEDROOM 2:** - 15'11" x 9'7" (4.85m x 2.92m) plus wardrobe recess. Two windows to front aspect, two ceiling light points, radiator.

**BEDROOM 3:** - 15'6" x 10'11" (4.72m x 3.33m) max narrowing to 7' Another super room with ceiling light point, windows to rear, built-in AIRING CUPBOARD with pressurised tank.

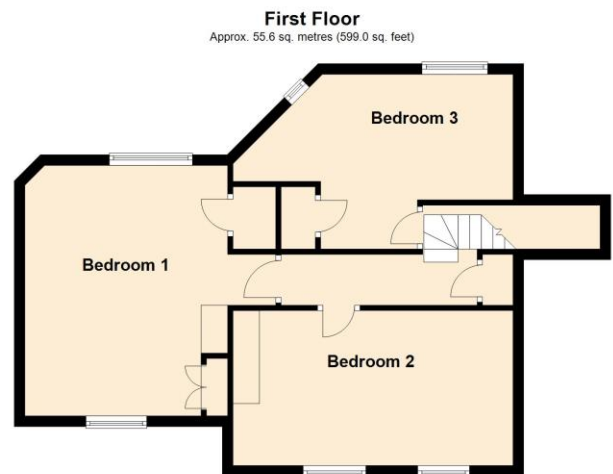
**OUTSIDE** - To the front of the property is an outside tap and on street parking. The REAR GARDEN is paved for ease of maintenance and is walled and has the benefit of an outside tap, outside lighting, beds with mature shrubbery beds. Oil storage tank. There is gated access through an undercover path leading out to the front of the property. Log store.

**COUNCIL TAX BAND:** D - (Currently £2056.22 for 2021/22)

**EPC RATING:** D

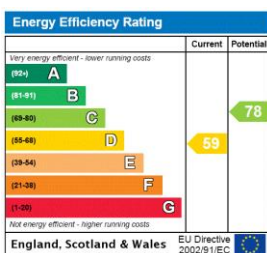
**POSTCODE:** TQ9 7BJ





Total area: approx. 128.8 sq. metres (1386.2 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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