



South Ford Road, Devon, TQ6

£515,000



A Period Home over 3 storeys, with Open-Plan Living, a twin level garden and enviable, far reaching Town Views

KEY FEATURES

- Entrance Hall
- Open Plan Living
- Master Bedroom with En-Suite
- 2 further Bedrooms
- Family Bathroom
- Decked dining area
- Further garden.



Dartmouth

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If you have been seeking a period home, central to town yet quietly located, modernised yet undeniably a period home, with gardens and afternoon sun... well, your search may be over.

The home is entered at the middle level. Off the hallway is a neatly appointed cloakroom with WC and wash basin. From here, steps descend and curve gently into the heart of the house – a beautifully proportioned main living space where generous ceiling height and a sweep of rear-facing windows create a wonderful sense of light and openness. Engineered oak flooring runs underfoot. One wall is lined with bespoke integrated cupboards and shelving, providing ample storage and a dedicated space for the television, while another is anchored by an inviting log-burning stove, perfect for cosy evenings. Opposite sits the kitchen, fitted with a comprehensive range of units complemented by tiled splashbacks. Features include an integrated dishwasher and fridge, an inset single-drainer sink, and a recessed space for an electric cooker with a filter extractor above.

The dining area lies to the rear, bathed in natural light from twin Velux windows, flanked by side windows and French doors that open directly onto the garden. This is a wonderfully social space, equally suited to everyday family meals or entertaining. A wide, full-height cupboard discreetly houses plumbing for a washing machine and offers space for a freezer.

Returning upstairs to the ground floor level, you arrive at the principal bedroom. A large sash window frames far-reaching views across the town, while a walk-in closet sits neatly to one side. At the far end, a softly curved wall leads into the en-suite bathroom, where indulgence awaits. Here you can unwind in a deep, sculpted bath set beneath the sash window, or refresh in the spacious walk-in shower with rainfall head. A WC and vanity wash basin with integrated storage complete the space.



The first floor hosts two further bedrooms along with the family bathroom. The bathroom features a clean white suite comprising WC, wash basin and panelled bath. Bedroom two is a comfortable double room, enhanced by a deep recessed area ideal for a wardrobe or compact home office. Bedroom three also enjoys a sash window with lovely elevated views across the town, making it an equally appealing guest room or study.

The garden is accessed from the lower ground floor. Immediately outside is a wooden decked terrace with glazed balustrading, perfectly positioned for outdoor dining while enjoying the outlook. A cleverly concealed hatch in the decking reveals stone steps that lead down to the lower garden which unfolds over terraced levels offering secluded places to sit and enjoy peaceful surroundings. This space is fully enclosed

DIRECTIONS

Turn left out of our office in the Market Square, left again into Duke street and then right towards the Church. Take the road or the steps and then turn right into South Ford Road. The house is about half way along the street on the right.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: C

EPC rating: D

Is the property listed: Property is not listed

Utilities:

Electricity supply: Octopus

Sewerage supply: SW Water

Water supply: SW Water

Mobile signal: Vodafone

Rights & Easements:

Does the property have any easements: Property does not have easements

Does the property have public rights of way: Property does not have public rights of way across the property

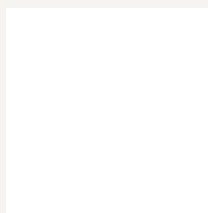
Does the property have restrictions: Property does not have restrictions

Flooding:

Has the property flooded in the last 5 years: Property has not flooded in the last five years

Does the property have flood defences: Property does not have flood defences

For more information, scan the QR code or visit the link below



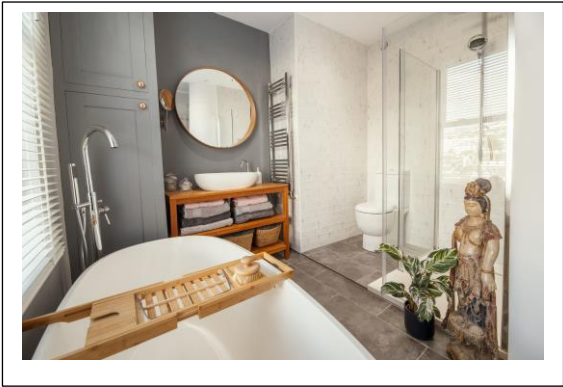
<https://www.winkworth.co.uk/sale/property/DRT250118>

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.



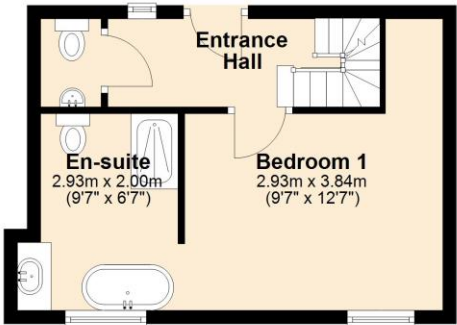
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	70 C
39-54	E		
21-38	F		
1-20	G		

Floorplan will be added here...



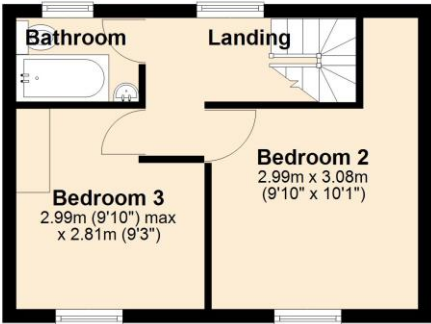
Ground Floor

Approx. 26.3 sq. metres (283.4 sq. feet)



First Floor

Approx. 26.0 sq. metres (279.7 sq. feet)



Total area: approx. 86.9 sq. metres (935.1 sq. feet)