



FERNDAL, DARTMOUTH
£360,000 FREEHOLD

A WELL PRESENTED TWO/THREE BEDROOMED EDWARDIAN HOME WITH PARKING.

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Street, Dartmouth, TQ6 9QE

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SUMMARY: Looking to live the Dartmouth life? To walk into town, enjoy all that it has to offer, then walk back, sit in your own sunny garden, entertain, work or study, accommodate guests and even park your car.. here is a much improved Edwardian home that meets those needs and more. A home that has spacious reception space, 2 double bedrooms and a spare room with sun, fresh air and a balcony to escape from it all.

DIRECTIONS: From the Town Centre proceed up Duke Street into Victoria Road. As the road begins to climb take the driveway on the left to the upper part of Ferndale. The house and its parking are on your left.

DESCRIPTION: An end terrace home that has been much improved. It's 2 reception rooms have been converted into one. Its kitchen has been extended and modernised. There are 2 double bedrooms on the first floor along with a very spacious and well-appointed bathroom. Atop all of this is another room the size of a double bedroom. (The lack of a door at either the top or bottom of the stairs means we cannot class it as a bedroom.) this room opens onto a southerly facing raised balcony. It would make a fabulous studio, study or home office. There are terraced gardens to the rear with parking beyond. Yes, this close to town and we have parking for 1 large or 2 small cars.

The house is double glazed, with gas fired central heating from a combi boiler. There is no onward chain.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL - With double opening doors to the sitting room.

CLOAKROOM - With a white WC and a wash basin too

SITTING ROOM - Formed from the original 2 reception rooms, meaning there is plenty of space. Light too from the bay window at the front and the glazed doors to the kitchen. Storage too, under the stairs and in 1 alcove.

KITCHEN / BREAKFAST ROOM - The kitchen area is fitted with a comprehensive range of units with worktops and tiled splashbacks. Notable features are the Neff oven with a wide Siemens hob with a matching extractor above, the integrated fridge, freezer, dishwasher and the inset 1 ½ bowl sink. To the side is an informal dining area with a breakfast bar, further kitchen units, a polycarbonate roof and French doors to the rear.

UPSTAIRS. - The landing is home to the airing Cupboard.

Turning stairs accesses the:

FAMILY BATHROOM - Matching white suite consisting of a WC, a wash basin, panel bath and a separate shower cubicle. The walls and floor are fully tiled and there are cupboards located behind the door.

BEDROOM 1 - With a comprehensive range of fitted bedroom furniture. There are 2 double wardrobes plus further drawer units and over bed storage.

BEDROOM 2: - Also home to more storage. This time, full height mirror fronted wardrobes. Further stairs rise from the landing to:

THE SPARE ROOM - A large and light room thanks to windows to the front and side as well as the window and glazed door to the balcony. As I mentioned, it should not be seen as a bedroom but could be put to a variety of uses. We all need more space after all.

OUTSIDE: - At the front of the house is a small fore garden.

REAR GARDEN - accessed from steps up from the house and by a gate from the parking. The bulk of the garden consists of flagged terraces with floral borders. All enclosed in wooden fencing, gated to the parking. Store shed. The parking area is large enough for 2 small cars or 1 large modern car.

SERVICES - Mains water and drainage connected
Gas "Vaillant" boiler in the kitchen supplies hot water for the central heating and domestic hot water.
All windows and doors have been replaced with UPVC double glazed units.

COUNCIL TAX BAND: D

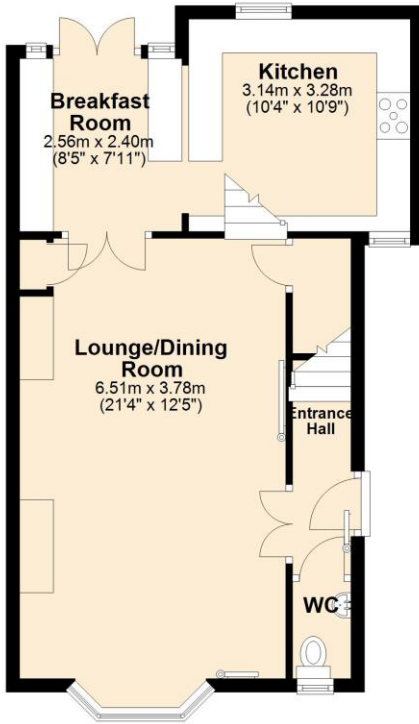
EPC RATING: E

POSTCODE: TQ6 9QU



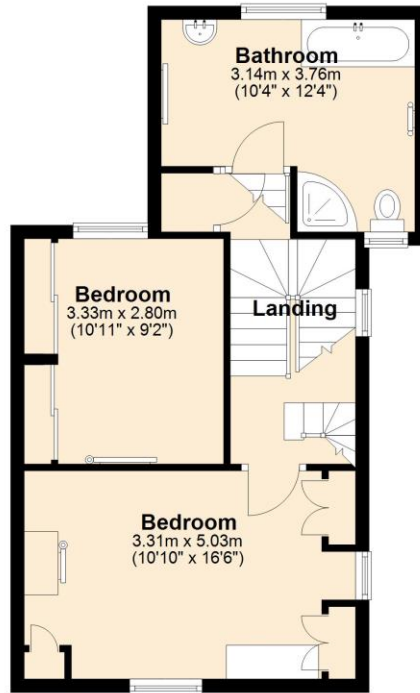
Ground Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



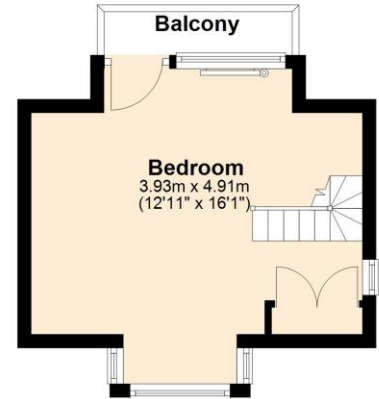
First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Second Floor

Approx. 19.1 sq. metres (205.9 sq. feet)



Total area: approx. 111.0 sq. metres (1194.9 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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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