



HERMITAGE ROAD, DARTMOUTH
 £209,000 FREEHOLD

**A LOVELY TWO BEDROOMED HOME IN A
 POPULAR AREA.**

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market
 Street, Dartmouth, TQ6 9QE

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SUMMARY: A great little first home. Pride of ownership reflected throughout!

DIRECTIONS: From the town centre proceed up College Way, passing the Britannia Royal Naval College on your right-hand side. Carry on up College Way with Victoria Road on your left. Then take the next turning right into Old Mill Lane, take the next turning right into Archway Drive, continue down and Hermitage Road will be along on your left.

DESCRIPTION: A bright and cheerful home, in immaculate order, where family memories will be made and cherished. The rear patio is ideal as a safe environment for the little folk and the front patio is the place for those early evening sundowners.

THE ACCOMODATION COMPRISES:

ENTRANCE HALL: - Cheerful and bright. The Sitting Room is first on your left and immediately ahead stairs rise to the 1st floor.

SITTING ROOM: - Facing west with views towards the green fields of Devon. Welcoming and bright. There is access to storage under the stairs.

KITCHEN/DINER: - This area has an external door to the rear patio/garden. Easy

access to a fenced level area for the little folk. Bright and cheerful.

BEDROOM 1: - A good-sized principal bedroom, facing west with a lovely outlook over the farmland in the distance.

BEDROOM 2: - This bedroom has views over the rear garden.

BATHROOM: - Beautifully tiled for an easy-care approach to life! Bright with a shower over the bath, W.C., and wash hand basin.

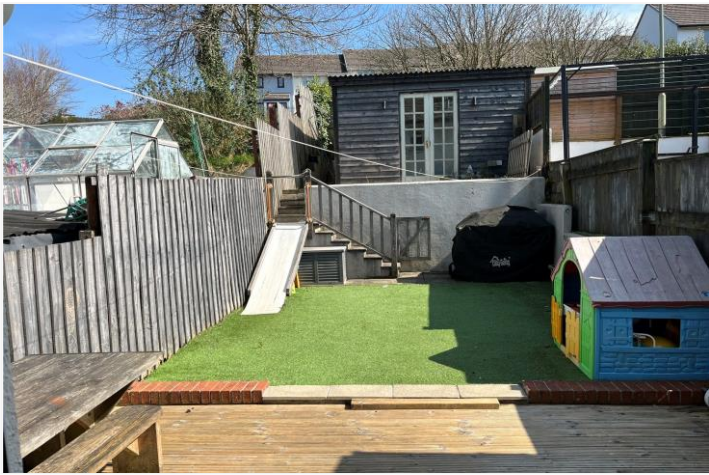
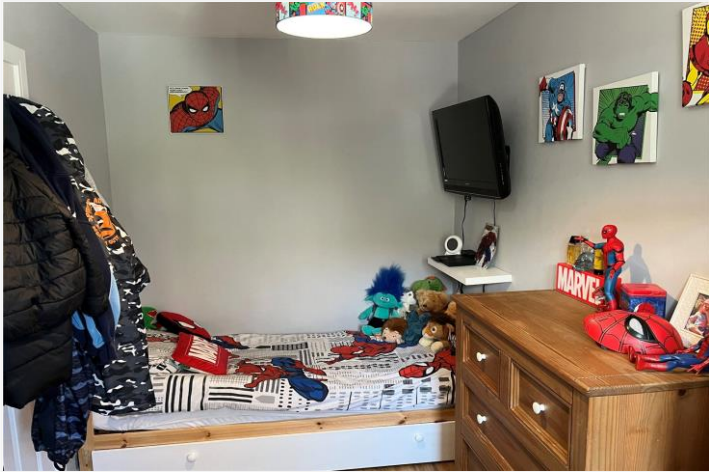
OUTSIDE: - Both front and rear gardens have been landscaped with the emphasis on "low maintenance". The rear garden has a shed. An off-street parking space is immediately to the front of this property.

POSTCODE: TQ6 9TD.

EPC RATING: C - Council Tax Band: C (£2336.80 25/26)

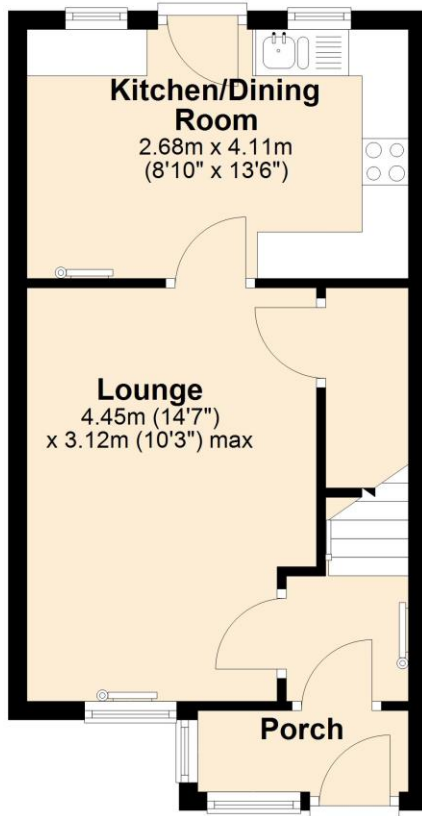
SERVICES: - All Mains Services Are Connected.

N.B - This property must be a main residence. It can be let on an Assured Shorthold Tenancy.



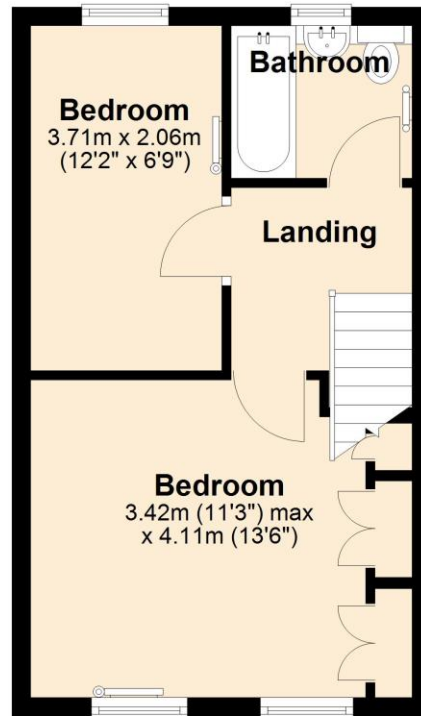
Ground Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



Total area: approx. 61.7 sq. metres (663.8 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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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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