



## 33 Crowthers Hill

Dartmouth

£440,000

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**\*\* WATCH THE FULLY NARRATED VIDEO TOUR \*\*** A particularly attractive and extended cottage, having the benefit of period features and modern amenities such as a modern fitted kitchen and bathroom, gas fired central heating. The property has a super garden with a raised deck from where wonderful river views can be enjoyed. There is a spacious master bedroom with glazed panelled extension leading out onto a decked terrace overlooking the garden and Dart Valley. The property also has a loft room which is particularly useful enjoying views out to sea. An early viewing is strongly recommended.





# 33 Crowthers Hill, Dartmouth, TQ6 9QX

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## ENTRANCE DOOR TO

## ENTRANCE VESTIBULE

With ceiling light point, coat hooks and stripped pine door to:

## LOUNGE

Feature exposed stone chimney breast with wood burner set on paved hearth. Recessed ceiling lights, radiator, TV aerial point, multi paned sash window to front aspect, oak flooring. Single glazed windows to rear, open access through to:

## KITCHEN

An excellent range of contemporary wall and base units with white fronted doors, stainless steel drawer fronts. Integrated electric oven with five burner gas hob over and stainless steel extractor hood. Stainless steel sink with mixer tap. Granite work surfaces and splashbacks with granite drainer and window ledge. Under cabinet lighting, integrated fridge and freezer, integrated washing machine. Radiator, oak flooring, recessed ceiling lights, small obscured window to front, side door providing access to the garden.

Stairs rise from the lounge to the:

## FIRST FLOOR LANDING

With ceiling light point.

## BEDROOM 1

Feature period style fireplace. Extension with glazed roof panels and fitted cupboards, light points, Radiator. French doors leading onto the decked terrace enjoying Dart Valley views.

## BEDROOM 2

Cupboard housing gas fired combi boiler providing domestic hot water and central heating. Multi paned sash window to front, radiator, ceiling light point.

## BATHROOM

Contemporary three piece modern suite in white comprising a spa bath with shower end and thermostatic shower with rain head. Corner low flush WC, rectangular wash hand basin with mixer tap and storage under. Ceramic tiled floor, tiled walls, extractor, recessed ceiling lights, heated towel rail. Vanity mirror with lights.

From the master bedroom a stripped pine door provides access to the stairs that lead to:

## LOFT ROOM

(Restricted Head Height) An extremely useful and attractive area with exposed roof timbers and trusses and a Velux window looking out over the garden and through the mouth of the estuary out to sea. Eaves storage cupboards, radiator, exposed floor boards.

## OUTSIDE

The property is approached from Crowthers Hill via a shared paved path with canopy and outside carriage light to front door.

## REAR GARDEN

The garden of this property is a particular feature and has access from the side of the property via a panelled gate and with right of access in favour of the neighbouring property. Shaped lawn, feature raised deck enjoying outstanding River Dart and Dart Valley views. The garden is enclosed by a mixture of panel fencing and old stone walling.

## PARKING

There is a parking space on Jawbones Hill which is rented by the current owner at a rent of £1,495.73 PA and is available for transfer with the sale.

## SERVICES

Electricity, gas, water and drainage are connected.

## COUNCIL TAX BAND C

Amount payable approximately £1916 per annum.

## EPC RATING - E

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



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