



The Lodge 10D Clarence Hill, Dartmouth, TQ6 9NX

Experience the epitome of spacious living with this remarkable 5 bedroom residence, offering ample room, a double garage, and off-road parking. Nestled just a short stroll from Dartmouth's vibrant town centre, The Lodge boasts stunning rooftop vistas.

This extensively extended and fully renovated property provides over 2,000 sq. ft of accommodation, with exceptional areas for entertainment and social gatherings.

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Radiator with radiator cover, solid wood flooring, stairs to first floor, stairs down to half landing, recessed ceiling downlighters, door to :-

KITCHEN / DINER

Double glazed windows to side aspects, double glazed patio doors to terrace, modern refitted kitchen with high gloss base and wall mounted units, worksurface, inset 1 1/2 bowl single drainer stainless steel sink, space for cooker, integrated fridge and freezer, integrated dishwasher, solid wood flooring, designer radiator, wall mounted lights, recessed ceiling downlighters.

BEDROOM

Double glazed window to side aspect, radiator with radiator cover, sliding doors to :-

ENSUITE

Shower enclosure, chrome electric heated towel radiator, extractor fan.

SEPARATE WC

Low level WC, pedestal wash hand basin, tiled walls.

HALF LANDING

Doors to storage cupboard, door to utility cupboard with space and plumbing for a washing machine, solid wood flooring, doors to:-

BEDROOM

Double glazed window, designer radiator, recessed ceiling downlighters, door to ensuite.

ENSUITE

Double width shower enclosure with 'Mira Jump' electric shower, pedestal wash hand basin, low level WC, chrome heated towel radiator, tiled walls, extractor fan.

BEDROOM

Double glazed window to side, designer radiator, door to ensuite.

ENSUITE

Double width shower enclosure with 'Triton Topaz' electric shower, pedestal wash hand basin, low level WC, chrome heated towel radiator, tiled walls.

FIRST FLOOR

Stairs to hall landing, home office / study corner, solid wood flooring, opening to :-

OPEN PLAN LIVING ROOM

Double glazed window to side, roof light windows, designer radiators, vaulted ceiling, solid wood flooring, Velux window to rear.

BATHROOM

Velux window, modern white suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, part tiled walls, chrome heated towel radiator, recessed ceiling downlighters, extractor fan.

HALF LANDING

Solid wood flooring, doors to:-

BEDROOM

Dual aspect room with double glazed window, designer radiator, recessed ceiling downlighters, door to :-

ENSUITE

Double width shower enclosure, pedestal wash hand basin with designer mixer tap, low level WC, designer chrome heated towel rail, part tiled walls, recessed ceiling downlighters, extractor fan.

BEDROOM

Double glazed window to side, designer radiator, recessed ceiling downlighters.

OUTSIDE

Terrace enclosed by cast iron balustrades, raised borders enclosed by dwarf stone walling.

DOUBLE GARAGE

With up and over door, double glazed door to side also giving access to utility area with space and plumbing for a washing machine, power and light to garage area.

Utility area with base and wall mounted cupboards, worksurface, inset single drainer stainless steel sink, tiled splashback, tiled floor.

FURNISHINGS

The property is furnished to an extremely high standard throughout, with top quality and designer pieces. These items are available with the sale via negotiation.

TENURE

Freehold.

COUNCIL TAX BAND E

Amount payable approximately £2764 per annum.

EPC RATING - D

SERVICES

Electricity, mains gas, water and drainage are connected.

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.

