



**4 Townstal Road**  
Dartmouth  
£335,000

*Freeborns*  
ESTATE AGENTS

A well presented Victorian home with character features and situated at top of Dartmouth with countryside views and cottage style front and rear gardens. The property offers scope for some modernisation and it's within close proximity to local amenities.



# 4 Townstal Road, Dartmouth, TQ6 9HY

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

## ENTRANCE PORCH

Dado rail, palton glazed door to:-

## ENTRANCE HALL

Staircase to 1st floor, radiator, dado rail, doors to:-

## LIVING ROOM

Double glazed bay window to front, radiator, cast iron fireplace with tiled insert, slate hearth and wooden surround, picture rail, archway to dining room.

## DINING ROOM

Radiator, picture rail, doors to:-

## STUDY

Double glazed window and door to rear aspect, polycarbonate roof, tiled floor.

## KITCHEN

Double glazed window to rear, wooden door to rear, range or base and wall mounted kitchen cupboards, worksurface onset 1 1/2 bowl single drainer acrylic sink, 4 ring electric hob, built in double oven and grill under, extractor fan above, integrated fridge, radiator, tiled splashback, door to understairs cupboard.

## UTILITY ROOM

Worksurface radiator, space and plumbing for a washing machine, tiled floor, door to:-

## SUN ROOM

Double glazed French doors to side, tiled floor, glass roof, door to separate WC.

## SEP WC

Close coupled WC, wash hand basin, tiled floor.

## SPLIT LEVEL LANDING

Dado rail, picture rail, built in storage cupboard, loft access hatch, doors to:-

## BEDROOM ONE

Double glazed window to front with countryside views towards the River Dart, cast iron fireplace with wooden surround.

## BEDROOM TWO

Double glazed window to rear, radiator, cast iron fireplace with wooden surround, picture rail.

## BATHROOM

Part frosted double glazed window to rear, radiator, cast iron fireplace with wooden surround, panelled bath with "Mira Supajet" electric shower, pedestal wash hand basin, picture rail.

## SEP WC

Double glazed frosted window to rear, radiator, high level WC, dado rail.

## REAR GARDEN

Laid over several levels, steps up to an area of patio, further steps to two lawned areas with mature shrubs and trees. Workshop.

## COUNCIL TAX BAND C

Amount payable approx £2109 per annum.

## EPC - E

## TENURE

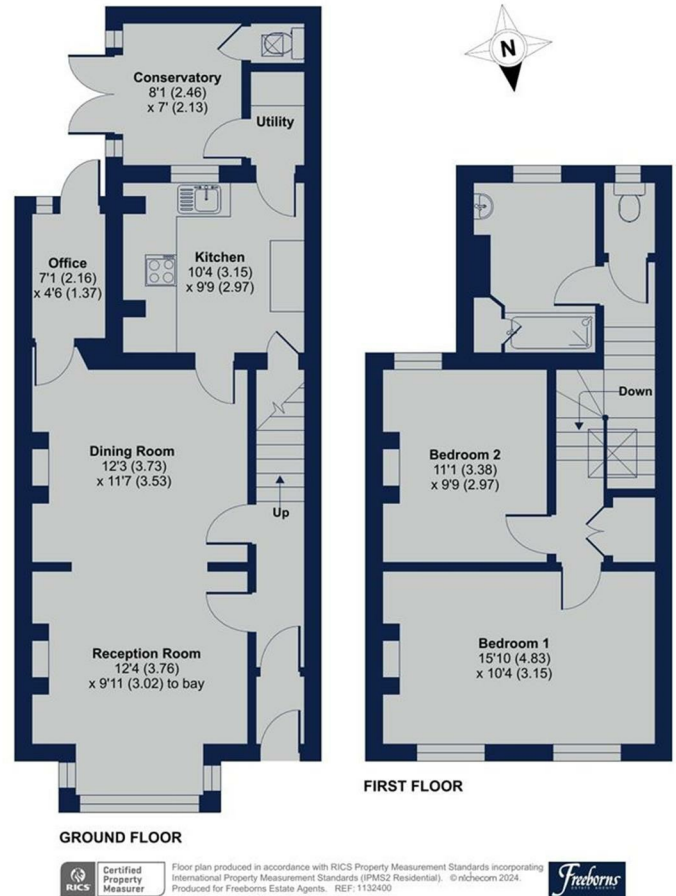
Freehold.

## 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.

## Townstal Road, Dartmouth, TQ6

Approximate Area = 1109 sq ft / 103 sq m  
For identification only - Not to scale



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