



**77 Townstal Road**  
Dartmouth  
£295,000

*Freeborns*  
ESTATE AGENTS

A tastefully modernised spacious 3/4 bedroom property with garden and parking located on the outskirts of Dartmouth and within walking distance to the local schools, supermarkets and sports centre.



## **THE ACCOMMODATION COMPRISES:**

(ALL MEASUREMENTS APPROX)

### **GROUND FLOOR**

#### **HALLWAY**

Tile effect vinyl flooring, understairs storage space, uPVC window to front.

#### **LOUNGE**

Wood effect laminate flooring, log burner set in oak surround, radiators, uPVC window to front.

#### **KITCHEN**

A range of white high gloss base and eye level units with oak worktops. Indesit double oven and grill, 'Beko' ceramic hob with air recirculator, space for an American style fridge freezer, space for dishwasher, full height larder cupboard, breakfast bar island unit, laminate flooring and chrome feature radiator.

#### **LARDER CUPBOARD**

With additional cupboard off:-

#### **REAR HALLWAY**

Utility area with space and plumbing for washing machine and tumble dryer and oak worktop, radiator, skylight and uPVC door to rear garden.

#### **DINING ROOM**

Laminate flooring, radiator, uPVC window to rear.

#### **BATHROOM**

Tiled floor and part tiled walls, low level WC, wash hand basin, L-shaped bath with mains pressure shower over, extractor fan, chrome ladder style heated towel rail, radiator, obscured uPVC window to rear.

Stair rise to:-

### **1ST FLOOR**

#### **LANDING**

Airing cupboard.

#### **BATHROOM**

3 piece suite comprising low level WC, pedestal wash hand basin and panelled bath. Tiled walls and vinyl flooring, vanity mirror, radiator, obscured uPVC window to rear.

#### **BEDROOM 1**

Built-in wardrobes, radiator, uPVC window to front.

#### **BEDROOM 2**

Built-in wardrobes, radiator, uPVC window to rear with town and countryside views.

#### **BEDROOM 3**

Radiator, uPVC window to front, stairs rising to:-

### **2ND FLOOR**

#### **BEDROOM 4**

(Some limited head height)

Radiator, Velux roof windows to front and rear with far reaching town and countryside views.

#### **EN-SUITE**

Shower cubicle with mains pressure pressure, low level WC, wash

hand basin, chrome ladder style heated towel rail, part tiled walls, vinyl flooring, extractor fan.

### **OUTSIDE**

To the front of the property is a brick paved driveway with access ramp to front door. Further on road parking is located opposite the property.

To the rear timber stairs lead down to a paved terrace area with built-in bench seating. Under house storage which houses the 'Worcester' combination gas boiler, Astro-turf lawn and rear access gate.

### **TENURE**

Freehold

Please note: this property must be used as a main residence.

### **SERVICES**

Electricity, mains gas, water and drainage are connected.

### **COUNCIL TAX BAND C**

Amount payable approximately £2109 per annum.

### **EPC RATING - C**

### **PLEASE NOTE**

This property must be used as a main residence.

### **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.

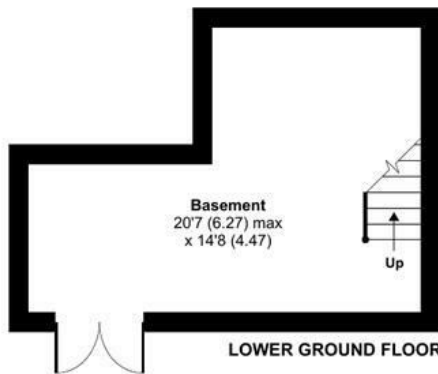
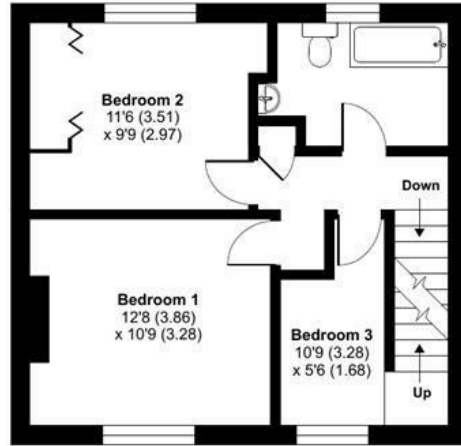
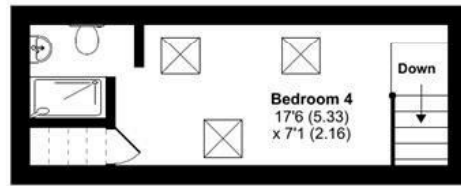
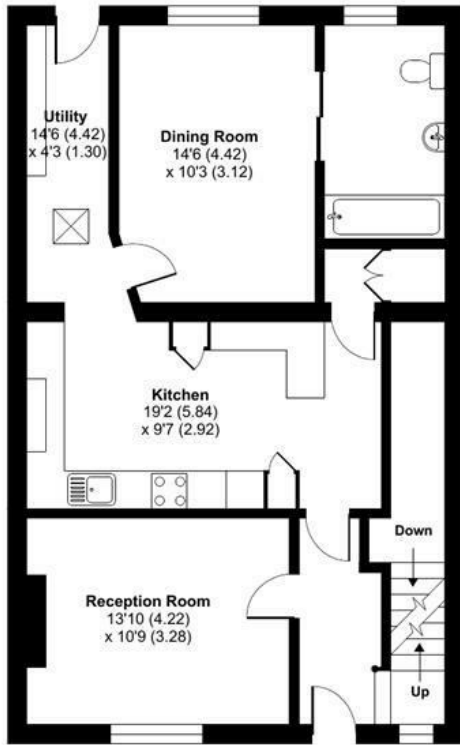
# Townstal Road, Dartmouth, TQ6

Approximate Area = 1673 sq ft / 155.4 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

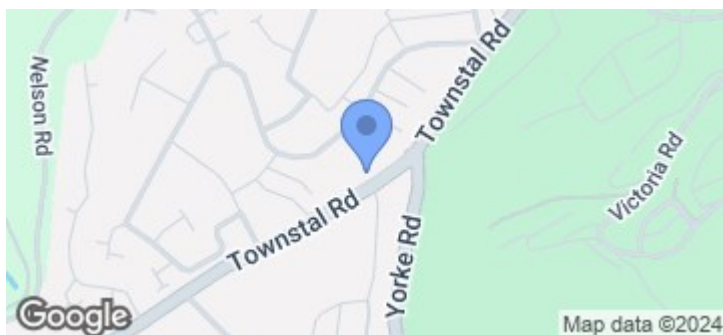
Total = 1681 sq ft / 156.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Freeborns Estate Agents. REF: 940031

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Tom Freeborn  
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