



3 Townstal Road
Dartmouth
£285,000

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ESTATE AGENTS

*****WATCH THE FULLY NARRATED VIDEO TOUR***** This well presented end terrace home boasts 3 bedrooms and 2 bathrooms and is conveniently situated close to local amenities. The property benefits from a garage and spacious outdoor areas.



3 Townstal Road, Dartmouth, TQ6 9HT

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE PORCH

Of double glazed construction, tiled floor, patio door to front, doors to:-

ENTRANCE HALL

Double glazed window to side, staircase to first floor, understairs storage cupboard, door to:-

SITTING ROOM

Double glazed bay window to front, radiator, stone build fireplace with gas coal flame effect insert, tiled hearth, built in cupboard into alcove, glass display shelves.

KITCHEN/ DINER

Double glazed window to rear aspect, stone build fireplace with gas coal flame effect fire, tiled hearth, built in storage cupboard into alcove, range of base and wall mounted kitchen cupboards, worksurface with inset single drainer stainless steel sink, space and plumbing for a dishwasher, space for an electric cooker, tiled splashbacks, double glazed door to side leading into rear garden.

SHOWER ROOM

Double glazed frosted window to side, shower enclosure with "Triton" electric shower, close coupled WC, wash hand basin, chrome heated towel radiator.

FIRST FLOOR LANDING

Double glazed window to side, doors to:-

BEDROOM ONE

Double glazed window to front, radiator, built in wardrobe.

BEDROOM TWO

Double glazed window to rear, radiator, built in wardrobe.

STUDY/ BEDROOM

Double glazed window to front, radiator, staircase to second floor, understairs storage cupboards.

BATHROOM

Double glazed frosted window to front, panelled bath with "Mira Sport" electric shower over, pedestal wash hand basin, radiator, part tiled walls, tongue and groove ceiling.

SEP WC

Double glazed frosted window to rear, radiator, low level WC, part tiled walls.

SECOND FLOOR LANDING

Eves storage hatch, built in storage cupboard, door to:-

BEDROOM THREE

Velux window to front, radiator, eves storage hatches, built in wardrobe.

GARDENS

Patio garden to front, with brick built planting boxes, stocked with plants and shrubs, lawned side garden with planting boards stacked with mature shrubs, with access to the garage. Patio garden to rear with side gate to parking space.

GARAGE

Double glazed window to rear and to side, up and over door, power and light.

COUNCIL TAX BAND C

Amount payable approx £2109 per annum.

EPC D

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 = 1125 sq ft / 104.5 sq m
Limited Use Area(s) = 9 sq ft / 0.8 sq m
Garage = 350 sq ft / 32.5 sq m
Total = 1484 sq ft / 137.8 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). © richroom 2024. Produced for Freeborns Estate Agents. REF: 1161141



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