



**1 Ashleigh Gardens, Church Road**  
Dartmouth  
£735,000

*Freeborns*  
ESTATE AGENTS



# 1 Ashleigh Gardens, Church Road, Dartmouth, TQ6 9HQ

An immaculately presented well proportioned 4 double bedroom property located in an enviable position towards the edge of Dartmouth and close to various bus stops serving all main routes from town. The property benefits from a low maintenance garden, parking for multiple vehicles and views of the River Dart and surrounding countryside.

## GROUND FLOOR

### ENTRANCE PORCH

Tiled floor and space for coats and shoes.

### HALLWAY

A spacious area with lit understairs storage cupboard and radiator.

### DINING ROOM

Radiator, uPVC window to front with plantation style shutters, open plan to:-

### LOUNGE

Chimney with inset gas flame effect fire, radiator, sliding uPVC patio doors with plantation style shutters to the rear garden.

### KITCHEN

Modern grey shaker style kitchen units with granite effect worktop over, Neff integrated full height fridge, integrated microwave with proving drawer below, integrated Neff double oven, integrated Neff induction hob with extraction unit above, full-size dishwasher, full-height pull-out larder cupboard, 1 1/2 ceramic bowl sink and drainer with mixer tap, recessed overhead spotlights, under-cupboard lighting fitted, tiled splashback, wood effect flooring, underfloor heating, breakfast bar, uPVC window with plantation style shutters to rear.

### UTILITY

Matching shaker style units continue from the kitchen, extractor fan, cupboard housing a Worcester Bosch condensing combi boiler, door to integrated garage, uPVC door to rear garden, underfloor heating.

### CLOAKROOM/ WC

Low level WC, wash hand basin with storage underneath, extractor fan, obscured uPVC window with plantation style shutters to rear.

## STAIRS RISE TO FIRST FLOOR

### LANDING

Loft access, airing cupboard.

### BEDROOM ONE

Radiator, uPVC window with plantation style shutters to side and rear.

### EN-SUITE

3 piece suite comprising of low level WC, wash hand basin with storage underneath, lit mirror with shaving socket, panelled bath with shower over and shower screen, chrome ladder style heated towel rail, part panelled walls, wood effect flooring, obscured uPVC window with plantation style shutters.

### BEDROOM TWO

Radiator, uPVC window with plantation style shutters to rear, with en-suite shower room.





### **BEDROOM THREE**

Radiator, uPVC window with plantation style shutters to front.

### **BEDROOM FOUR**

(currently configured as an office). Radiator, uPVC window with plantation style shutters to rear.

### **SHOWER ROOM**

3 piece suite comprising of low level WC, wash hand basin with storage underneath, lit mirror with shaving socket, corner shower cubicle, chrome ladder style heated towel rail, extractor fan, part panelled walls, obscured uPVC window with plantation style shutters to front.

### **OUTSIDE**

The property is approached via a good sized tarmac driveway and is sat nicely back from the road.

### **GARAGE**

Single garage with electric up and over door, power and water.

### **REAR GARDEN**

Side access leads to a fully fenced, private back garden with a shed and greenhouse. Raised millboard decking leads from the rear of the home providing an ideal outside sitting/ dining area with River Dart and countryside views. The rest of the garden is terraced and gravelled/ chipped to include raised beds.

### **SOLAR PANELS**

The property is fitted with solar panels which are owned outright and currently generate approximately £1150 per annum through Government FIT Payments.

### **SERVICES**

Electricity, gas, water and drainage are connected.

### **TENURE**

Freehold.

### **COUNCIL TAX BAND F**

Amount payable approx £3427 per annum.

### **EPC B**

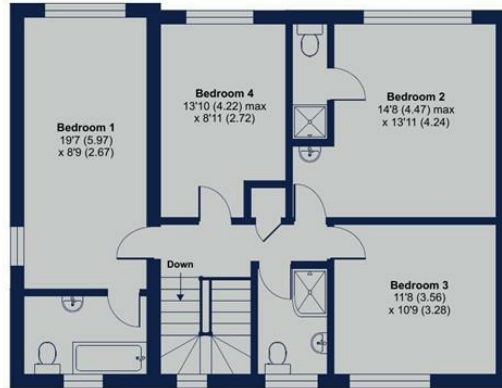
### **CONSUMER PROTECTION FROM UNFAIR TRADING**

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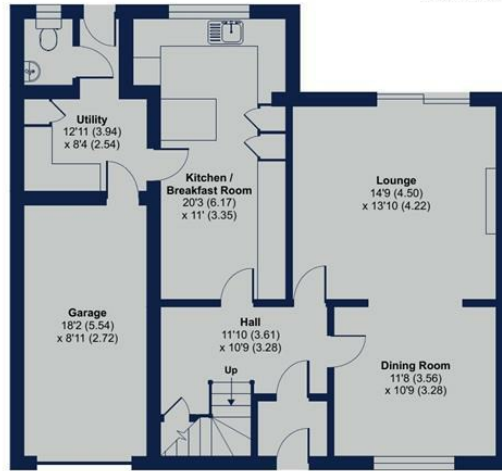


# Church Road, TQ6

Approximate Area = 1657 sq ft / 153.9 sq m  
 Garage = 160 sq ft / 14.9 sq m  
 Total = 1817 sq ft / 168.8 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Freeborns Estate Agents. REF: 1166546



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