



1 Ashleigh Gardens, Church Road
Dartmouth
£735,000

Freeborns
ESTATE AGENTS

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.



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

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

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.

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