



12 Newport Street
Dartmouth
£399,995

Freeborns
ESTATE AGENTS

**** Watch the fully narrated guided video tour**** A beautifully presented and attractive period home set in the heart of Dartmouth's town centre and with spacious accommodation laid out over four floors currently used as a holiday let and would make an ideal second home or investment.



12 Newport Street, Dartmouth, TQ6 9QJ

FRONT DOOR TO;

KITCHEN/DINER

Sash windows to front, range of bespoke base kitchen cupboards and drawers, solid oak worksurface, 'Butler' sink with period style mixer taps, space for a dishwasher, range cooker with extractor chimney hood above, tiled splashbacks, shelf above, radiator with radiator cover, built-in window seat with storage under, designer period style radiator, solid oak flooring, recessed ceiling downlighters, staircase to first floor.

FIRST FLOOR LANDING

Radiator, staircase to second floor, doors to;

SITTING ROOM

Sash windows to front, radiator with radiator cover, built in storage shelves, recessed ceiling downlighters, solid oak flooring.

SECOND FLOOR LANDING

Radiator, staircase to third floor, doors to;

BEDROOM TWO

Sash window to front, radiator, built-in wardrobe, built-in dressing table shelf, recessed ceiling downlighters.

BEDROOM THREE

Sash window to front, radiator, recessed ceiling downlighters.

BATHROOM

Sash window to rear, white suite comprising of a pedestal wash hand basin, close coupled WC, bath with mixer taps and telephone style shower attachment, tongue and groove panelling to front, half height tongue and groove panelling to walls, chrome towel radiator.

COMPACT SHOWER ROOM

Corner shower enclosure, extractor fan, light tunnel.

THIRD FLOOR LANDING

Built-in cupboard housing gas boiler, built in cupboard housing plumbing for a washing machine, doors to;

BEDROOM ONE

Velux windows to front with roof top view over Dartmouth and towards Kingswear, radiator, recessed wardrobe, eves storage cupboard, vaulted ceiling with exposed painted beams, doors to;

ENSUITE SHOWER ROOM

Velux window to front, corner shower enclosure with 'mira jump' electric shower, pedestal wash hand basin, close coupled WC, chrome heated towel rail, half height tongue and groove panelling to walls, extractor fan, spotlights.

EPC RATING:

COUNCIL TAX BAND:

Amount payable approx

SERVICES

Electricity, water and drainage are connected.

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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