



Orchard House Higher Contour Road
Kingswear
£1,695 Per month

Freeborns
ESTATE AGENTS

A modern, well proportioned three double bedroom house in an elevated position in the popular village of Kingswear. The property benefits from two ensuite bedrooms, open plan kitchen/dining room, central heating as well as a wood burning stove, a gravel driveway that can house three cars, a garden and River Dart and countryside views.



Orchard House Higher Contour Road, Kingswear, TQ6 0DE

GROUND FLOOR:

ENTRANCE HALL

Laminate flooring.

UTILITY ROOM

Vinyl flooring, washer/dryer, fridge and freezer, oil fired boiler and airing cupboard.

HALL / LANDING

Laminate flooring, radiator, understairs cupboard.

OPEN PLAN KITCHEN / DINING ROOM

A range of cream fronted base and eye level units with quartz worktops, 1 1/2 sink and drainer with mixer tap, dishwasher, integrated microwave and oven, ceramic hob, undercounter fridge.

CLOAKROOM / WC

Tiled floor and part tiled walls, vanity unit with inset sink and WC and storage under, extractor fan, radiator.

LOUNGE

Log burner stove, windows to dual aspects with River Dart views, radiator, patio down to side.

STAIRS TO FIRST FLOOR:

SECOND ENTRANCE HALL

Obscured window, radiator, door to rear.

BATHROOM

Laminate flooring, panelled bath, low level WC, pedestal wash hand basin, shower cubicle, part tiled walls, obscured window, extractor fan, radiator.

BEDROOM ONE

Built-in wardrobe, radiator, window with River Dart views.

EN-SUITE

Laminate flooring, part tiled walls, navy blue fronted storage units, low level WC, panelled bath, large walk-in shower, twin basins, extractor fan, radiator, windows to front and rear.

BEDROOM THREE

Built-in wardrobe, radiator, window with River Dart views.

BEDROOM TWO

Built-in wardrobe, radiator, dual aspect windows with River Dart views.

EN-SUITE

Window to side, part tiled walk-in shower, hidden cistern WC, vanity unit with inset wash-hand basin, chrome heated towel rail, radiator, extractor fan.

OUTSIDE

To front and side of property there are paved garden seating areas enjoying panoramic River Dart and countryside views. To the rear is a gravel driveway large enough to fit 3 vehicles accompanied by an EV charging point.

SERVICES

Electricity, water and drainage are connected.

EPC: D

PLEASE NOTE

PETS CONSIDERED, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

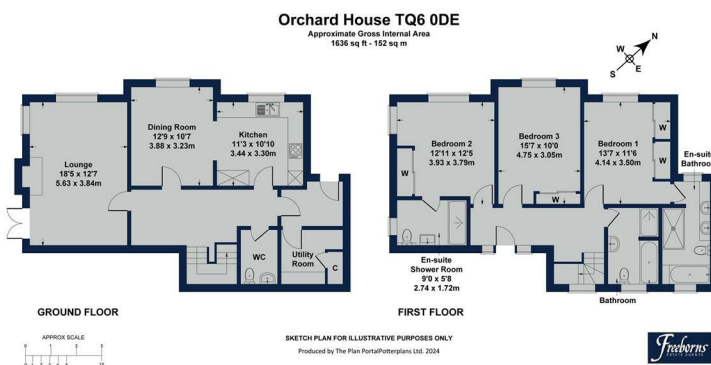
CONSUMER PROTECTION FROM UNFAIR TRADING

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.

LOCAL AUTHORITY

South Hams District Council

COUNCIL TAX BAND: G



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