



80 Seymour Drive
Dartmouth
£635,000

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****WATCH THE FULLY NARRATED GUIDED VIDEO TOUR NOW**** A well presented detached family home with stunning countryside and River Dart views. The property is situated at the end of a quiet cul-de-sac and benefits from flexible accommodation with potential for a granny annex. In addition there is parking for four cars and a single garage, the rear garden has been developed to admire the delightful views.



80 Seymour Drive, Dartmouth, Devon, TQ6 9GE

RECEPTION HALL

Double glazed window to side, radiators, walk-in cloaks cupboard unit, double glazed window to side, staircase to first floor with understairs storage cupboard, wall mounted thermostat, ** door to integral garage.

UTILITY ROOM

Double glazed door to side, worksurface with single drainer stainless steel sink unit with cupboards under, range of wall cupboards, space and plumbing for a washing machine, space for a tumble dryer, tiled splashback, wall mounted 'Glow Worm' gas boiler, wall mounted chrome heated towel rail.

BEDROOM 5

Double glazed window to side, radiator, wood laminate flooring, door to ensuite shower room.

EN-SUITE "JACK & JILL" SHOWER ROOM

Modern white suite comprising a corner shower enclosure with 'mira play' electric shower, vanity unit with inset wash hand basin and mixer tap, close coupled WC, radiator, part tiled walls, extractor fan, recessed ceiling spotlights.

BEDROOM 6/ STUDY

Double glazed window to side, radiator, wood laminate flooring.

INTEGRAL GARAGE

Partially converted into a work space, up and over door, double glazed window to side, power and light.

FIRST FLOOR LANDING

Staircase to second floor, doors to;

LOUNGE/DINER

Dual aspect room with double glazed window to front and to side aspects, double glazed French doors to front leading onto the balcony, two radiators, recessed deep storage cupboard, wood laminate flooring, feature fireplace with stone surround and hearth, solid wood mantle above.

KITCHEN/DINER

Dual aspect room with double glazed windows to rear and to side aspects, double glazed French doors to rear garden, range of base and wall mounted cupboards and display cabinets, granite worksurfaces designer 1 1/2 bowl single drainer stainless steel sink and mixer tap, inset 5 ring stainless steel gas cooker with Wok burner, stainless steel extractor chimney head above, space and plumbing for a dishwasher, built-in stainless steel double oven and grill. Tiled floor, recessed deep storage cupboard, radiator.

SEPERATE WC

Double glazed frosted window to side aspect, close coupled WC, wash hand basin, with tiled splashback, radiator, tiled floor.

SECOND FLOOR LANDING

MASTER BEDROOM (BEDROOM 1)

Double glazed windows to front with far reaching countryside views radiator, walk-in dressing area with built-in wardrobes, spot lights, recessed ceiling downlighters, door to ensuite shower room.

EN-SUITE SHOWER ROOM

Double glazed frosted window to side, panelled bath with shower over, solid wood worksurface with designer ceramic wash hand basin and designer mixer tap, storage and * under, close coupled WC, chrome heated towel rail, tiled walls and floor, recessed ceiling downlighters, extractor fan.

BEDROOM 2

Double glazed window to front with far reaching countryside views, radiator, recessed airing cupboard housing hot water tank.

BEDROOM 3

Double glazed window to rear with countryside views towards the River Dart and Noss Marina, radiator.

BEDROOM 4

Double glazed window to rear with countryside views towards the River Dart and Noss Marina, radiator.

FAMILY BATHROOM

Double glazed frosted windows to side, modern white suite comprising a panelled 'P' Bath with shower and mixer tap over, vanity unit with inset wash hand basin, close coupled WC, part tiled walls, wall mounted chrome heated towel rail, recessed ceiling downlighters, extractor fan.

REAR GARDEN

Landscaped rear garden with a patio area, lawned area, large entertainment deck with stunning far-reaching panoramic views of the outside towards the River Dart and Noss Marina, garden shed, summer house, side access gate, side deck with views.

FRONT

Private driveway, parking for multiple vehicles.

COUNCIL TAX BAND: F

EPC: C

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.

Seymour Drive, Dartmouth, TQ6

Approximate Area = 2190 sq ft / 203.4 sq m

Garage = 112 sq ft / 10.4 sq m

Total = 2302 sq ft / 213.8 sq m

For identification only - Not to scale



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

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