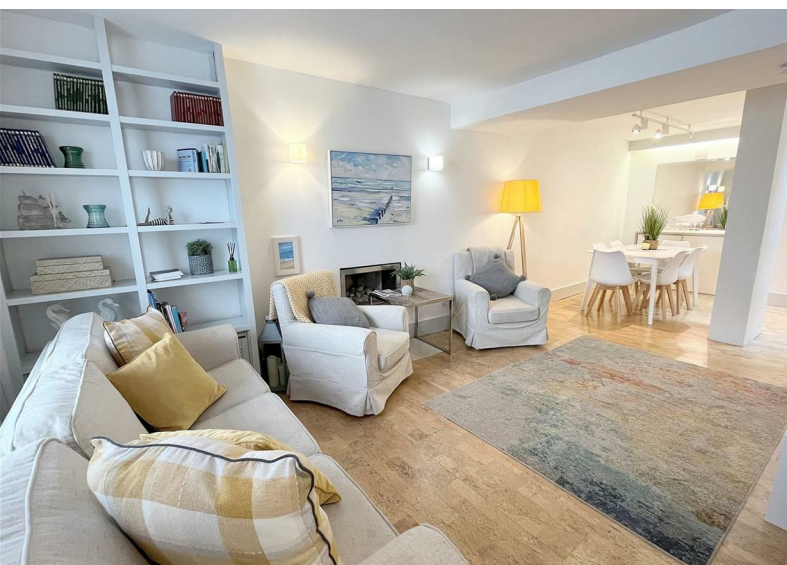




**3 Oxford Street**  
Dartmouth  
£465,000

*Freeborns*  
ESTATE AGENTS

Fabulous period home set in the heart of Dartmouth with a modern designer interior twist featuring a lovely entertainment roof deck with rooftop views towards Kingswear. CHAIN FREE.





# 3 Oxford Street, Dartmouth, TQ6 9AL

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### FRONT DOOR TO;

Ground Floor.

### OPEN-PLAN LIVING/KITCHEN/DINING

Sash window to front aspect, built-in bookcase/display shelves, feature fireplace with stainless steel gas flame fire, radiators, staircase to first floor.

Kitchen area with range of modern base and mirror frosted wall mounted units, work surface with designer sink and mixer tap, inset 4 ring induction hob, built-in stainless steel oven under, built-in washing machine and fridge, Velux windows.

Spot lights, designer downlighters.

### FIRST FLOOR LANDING

Sash window to rear and to front, staircase to second floor, doors to;

### BEDROOM TWO

Sash window to front, radiator, recessed ceiling downlighters.

### BATHROOM

Frosted glazed window to rear, sash window to side, white suite comprising a panelled bath with shower over, solid wood surface with inset wash hand basin, hidden cistern WC, radiator, heated towel rail, dressing table with built-in cupboards, recessed ceiling downlighters.

### SECOND FLOOR LANDING

Sash window to rear, recessed ceiling downlighters, doors to;

### BEDROOM THREE

Window to side, radiator, built-in wardrobe, door to ensuite bathroom.

### ENSUITE BATHROOM

Window to side, white suite comprising panelled bath with with shower mixer tap and telephone style shower attachment, solid wood surface with inset wash hand basin, hidden cistern WC and heated towel rail.

### BEDROOM ONE

Sash window to front, radiator, exposed painted stone walling to one side, staircase to fourth floor, recessed ceiling downlighters.

### THIRD FLOOR

Open plan living space with vaulted ceiling, double glazed sash windows to

front, double glazed front doors to rear, window to rear, radiator, designer freestanding kitchen unit comprising solid wood worksurfaces, inset stainless steel sink with mixer tap, cupboards under, integrated fridge and dishwasher.

### OUTSIDE

Roof deck with roof top views towards Kingswear, river glimpses.

### EPC: E

### LOCAL AUTHORITY

South Hams District Council

### COUNCIL TAX BAND: C

Amount payable approx

### SERVICES

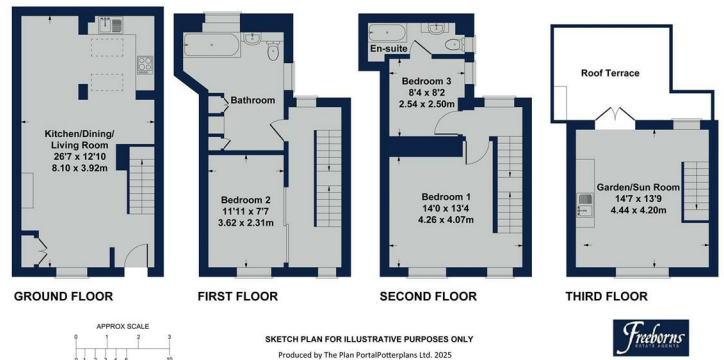
Electricity, water and drainage are connected.

### 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.

### 3 Oxford Street, TQ6 9AL

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

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