



4 Thorn Grove
Dartmouth
£2,000 Per month

Freeborns
ESTATE AGENTS

A beautifully presented and fully furnished four bedroom family home enjoying a Southerly aspect rear garden and built by "Baker Estates" to their "ash" design and conveniently located for Dartmouth's town centre, local school and amenities.



4 Thorn Grove, Dartmouth, TQ6 0FN

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Double glazed window to side aspect, staircase to first floor with under stairs cupboard, built-in cloaks cupboard, LVT flooring, doors to;

OPEN PLAN LIVING KITCHEN

KITCHEN AREA 17'0" X 8'10" (5.2M X 2.7M)

Double glazed window to front aspect, upgraded "Shaker" style kitchen with a range of modern fitted base and wall mounted units, worksurface with inset one and a half bowl single drainer stainless steel sink with mixer tap, inset four ring electric induction hob with stainless steel extractor chimney hood above, built-in twin ovens with grill, integrated appliances to include a fridge, freezer, washing machine and a dishwasher. Recessed ceiling downlighters, radiator, LVT flooring.,

LIVING AREA 16'4" X 11'5" (5M X 3.49M)

Double glazed window to rear aspect, radiator, wood panelling feature wall, LVT flooring, opening to;

GARDEN ROOM

Of uPVC double glazed construction with dwarf walling, heat reflective glass roof, French doors to rear garden, LVT flooring.

SEPERATE WC

Close coupled WC, wash hand basin, large mirror to one wall, radiator, part tiled walls, LVT flooring.

FIRST FLOOR LANDING

Loft access hatch, airing cupboard, radiator, LVT flooring, doors to;

BEDROOM ONE 13'9" X 9'6" (4.2M X 2.9M)

Double glazed window to front aspect, radiator, LVT flooring, door to ensuite shower room.

ENSUITE SHOWER ROOM

Double glazed frosted window to rear aspect, shower enclosure, wash hand basin, hidden cistern WC, chrome heated towel rail, extractor fan, part tiled walls, large mirror to one wall, recessed ceiling downlighters, LVT flooring.

BEDROOM TWO 16'0" X 8'10" (4.9M X 2.7M)

Double glazed bay window to front aspect, radiator, LVT flooring.

BEDROOM THREE 12'1" X 8'6" (3.7M X 2.6M)

Double glazed window to rear aspect, radiator, LVT flooring.

BEDROOM FOUR 9'6" X 6'10" (2.9M X 2.1M)

Double glazed window to rear aspect, radiator, LVT flooring.

FAMILY BATHROOM

Double glazed frosted window to front aspect, modern white suite comprising a panelled bath with shower over, wash hand basin, hidden cistern WC, chrome heated towel rail, part tiled walls, recessed ceiling downlighters, extractor fan, LVT flooring.

REAR GARDEN

Of Southerly aspect and mainly laid to lawn, patio area, established shrubs, side access gate to front of the property, rear access door to the garage.

GARAGE

Single attached garage with up and over door, double glazed frosted window rear access door, wall mounted gas central heating boiler, power and light.

FRONT GARDEN

Private driveway, access to the garage.

SOLAR PANELS

Roof mounted as built by Baker Estates.

LOCAL AUTHORITY

South Hams District Council - Council Tax Band F

COUNCIL TAX BAND: F

EPC RATING

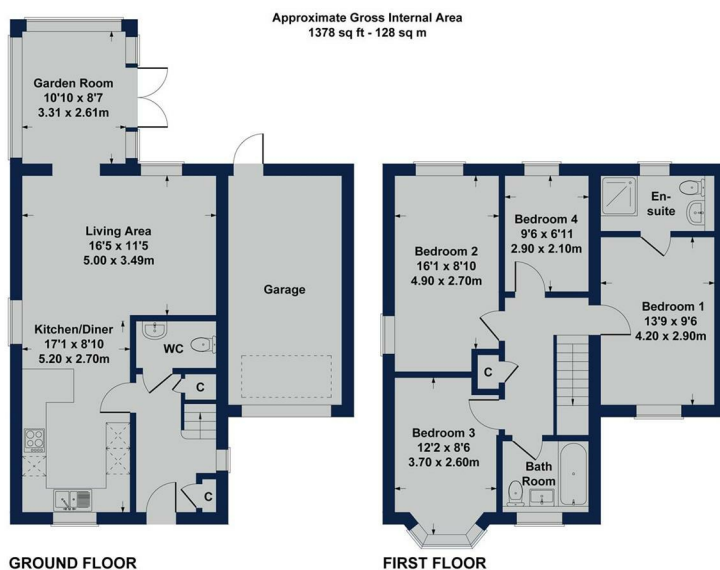
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PLEASE NOTE

PETS BY NEGOTIATION, 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.



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