



Flat 2, Ashleigh Court Church Road
Dartmouth
Asking price £305,000

Freeborns
ESTATE AGENTS

Located near a local bus route, this property is a short walk from Dartmouth town centre and experiences views towards the River Dart. The property features a large living room with high ceilings and bay window, two well-appointed bedrooms, including a master bedroom with an ensuite shower room. There is also a private allocated parking space.



Flat 2, Ashleigh Court Church Road, Dartmouth, TQ6 9HQ

Communal front door to communal reception hall and private front door to flat number 2.

ENTRANCE HALL

Wall mounted fuse box, recessed storage cupboard, radiator, wall mounted telephone entry system, recessed ceiling spotlights, opening to;

SITTING ROOM

Double glazed full height window to front aspect, radiator, fireplace with marble surround, hearth and marble electric fire inset, picture rail, ceiling roses with chandelier lights.

KITCHEN

Window to side with window seat, range of base and wall mounted cupboards, worksurfaces, inset 1 1/2 bowl single drainer acrylic sink with designer mixer tap, inset four ring gas hob, extractor fan above, built-in electric oven under, tiled splashbacks, space and plumbing for a washing machine, space for a fridge/freezer, radiator.

INNER HALLWAY

Doors to;

BEDROOM ONE

Dual aspect room with double glazed windows to front and to rear, radiators, recessed wardrobe, door to ensuite, loft access hatch.

ENSUITE SHOWER ROOM

Double glazed frosted window to side aspect, radiator, shower enclosure, vanity unit with inset wash hand basin, close coupled WC, part tiled walls, tiled floor, extractor fan.

BEDROOM TWO

Double glazed window to side, radiator, deep recessed wardrobes.

BATHROOM

Double glazed frosted window to side, white suite comprising a panelled bath with Victorian style bath/shower mixer tap, and telephone style attachment, vanity unit with inset wash hand basin, close coupled WC, chrome heated towel rail, part tiled walls, tiled floor, built-in cupboard housing 'Vaillant' gas boiler, extractor fan.

OUTSIDE

Communal driveway to privately allocated parking space, communal patio with views towards Dartmouth.

EPC: D

COUNCIL TAX BAND: D

LOCAL AUTHORITY

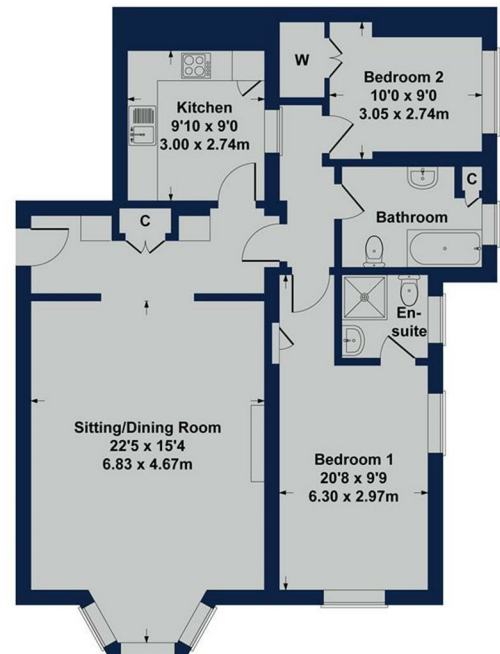
South Hams District Council

CONSUMER PROTECTION FROM UNFAIR TRADING

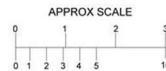
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards 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.

2 Ashleigh Court, Church Road TQ6 9HQ

Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2025



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

Freeborns
ESTATE AGENTS

