



**6 Poplar Road**  
Dartmouth  
Guide price £385,000

*Freeborns*  
ESTATE AGENTS

A beautifully presented modern family home built by Baker Estates just two years ago to their "Clover" design. The property has a good size rear garden, private allocated parking bay and is located close to local amenities.





# 6 Poplar Road, Dartmouth, TQ6 0FY

## ENTRANCE HALL

Bright and airy entrance hallway with staircase to the first floor, understairs storage cupboard, built-in cloaks cupboard, doors to;

## SITTING ROOM 16'0" X 9'10" (4.9M X 3M)

Dual aspect room with double glazed window to front aspect with shutters and double glazed French doors to rear garden, radiator.

## KITCHEN DINING ROOM 16'0" X 10'9" (4.9M X 3.3M)

Dual aspect room with double glazed window to front aspect with shutters and double glazed French doors to rear garden, a range of modern fitted base and wall mounted kitchen cupboards and drawer units, work surface with inset 1 1/2 bowl single drainer stainless steel sink with swan neck mixer tap, inset four ring electric induction hob with stainless steel extractor chimney hood above, built-in double oven and grill, integrated appliances to include a dishwasher, washing machine and a fridge/freezer. Recessed ceiling downlighters.

## SEPERATE WC

Double glazed window to front aspect, close coupled WC, wash hand basin.

## FIRST FLOOR LANDING

Double glazed window to rear aspect, recessed cupboard housing the gas central heating boiler, loft access hatch, doors to;

## BEDROOM ONE 10'9" X 10'5" (3.3M X 3.2M)

Double glazed window to front aspect with shutters, radiator, range of bespoke built-in mirror fronted sliding door wardrobes, door to ensuite shower room.

## ENSUITE SHOWER ROOM

Double glazed frosted window to rear aspect, double width shower enclosure with rainfall shower, wash hand basin, hidden cistern WC, part tiled walls, wall mounted heated towel rail, extractor fan.

## BEDROOM TWO 10'9" X 8'10" (3.3M X 2.7M)

Double glazed frosted window to front aspect with shutters, radiator.

## BEDROOM THREE 6'10" X 6'6" (2.1M X 2M)

Double glazed window to front aspect with shutters, radiator.

## FAMILY BATHROOM

Double glazed frosted window to rear aspect, modern white suite comprising a panelled bath with bath/shower mixer tap and shower attachment over, wash hand basin, hidden cistern WC, part tiled walls, extractor fan, wall mounted heated towel rail.

## REAR GARDEN

Mainly lawned with a patio area, rear access gate leading to parking area and garage. Side access gate leading to the front of the property.

## GARAGE

Located in a block to the rear of the property with power and light. Allocated parking bay number 6.

## LOCAL AUTHORITY

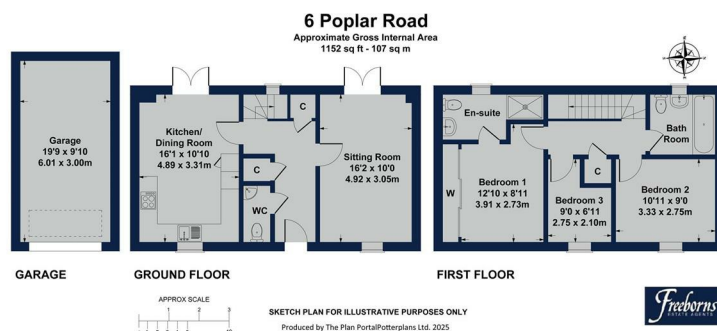
South Hams District Council

## COUNCIL TAX BAND: E

## EPC: A

## 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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