



33 Sandquay Road
Dartmouth
Price £450,000

Freeborns
ESTATE AGENTS

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Situated close to Dartmouth's town centre, this three-bedroom, end-terraced period home benefits from views of the River Dart and across to Kingswear. **SOLD CHAIN FREE.**



33 Sandquay Road, Dartmouth, TQ6 9PH

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

ENTRANCE LOBBY

Sealed unit with wooden, double glazed sash windows to front, stain glass window to side, radiator, recessed cloak cupboard, vaulted ceiling with beams, door to understairs storage cupboard, doors to.

SEPARATE WC

Frosted double glazed window to rear, close coupled WC, wash hand basin, radiator.

SITTING ROOM

Dual aspect room with ongoing sash window to side, bay window to front with double glazed window to front and sash window either side, views over the River Dart and across to Kingswear, radiator, exposed brick chimney breast, log burner, tiled hearth, built-in cupboard into alcove, picture rail.

KITCHEN/DINER

Dual aspect room with ongoing sash windows to rear and to side aspects, radiator, range of base and wall mounted kitchen cupboards and drawers, work surface, space for a freestanding cooker, tiled splashbacks, picture rails, dado rail, door to utility room, door to stairs to first floor.

UTILITY ROOM

Door to side leading out to rear courtyard, range of base and wall mounted kitchen cupboards and drawer units, double drainer stainless steel sink, space and plumbing for a washing machine, tiled splashbacks, part tiled walls, space and plumbing for a washing machine, tiled splashbacks, part tiled walls, radiator, wall mounted 'Glow Worm' gas boiler, sky light.

INNER LOBBY

Radiator, staircase to first floor.

FIRST FLOOR LANDING

Two loft access hatches, original sash window to side,

BEDROOM ONE

Original sash window to front aspect with views over the River Dart, radiator, fireplace, door to walk-in airing cupboard, picture rail.

BEDROOM TWO

Original sash window to rear, radiator, tiled fireplace, built-in cupboard into alcove, picture rail.

BEDROOM THREE

Window to side with River Dart Views, radiator.

BATHROOM

Frosted glazed window to side, white suit comprising a panelled bath, low level WC, pedestal wash hand basin, radiator, extractor, part tiled walls.

OUTSIDE

Courtyard with steps up to further garden area, garden shed. Courtyard to the front of property with River Dart views.

COUNCIL TAX BAND: D

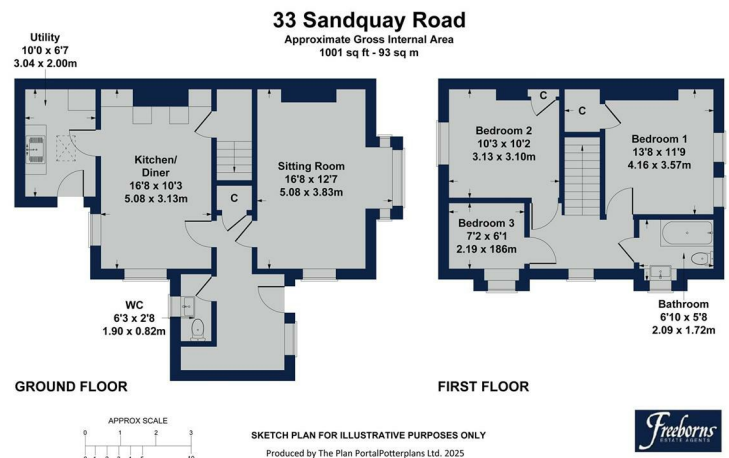
LOCAL AUTHORITY

South Hams District Council

EPC: E

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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