



Jessamine Cottage, 35 Clarence Street

Dartmouth

Guide price £375,000

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Jessamine Cottage is situated in the heart of Dartmouth's town centre. This two-bedroom cottage offers a south facing garden to the rear of the property and has a separate studio which would be ideal to use as an office, games room, etcetera. The property would make an ideal home for a first time buyer or as a holiday home. CHAIN FREE.

Tenanted.



Jessamine Cottage, 35 Clarence Street, Dartmouth, TQ6 9NW

ENTRANCE HALL

Staircase to lower floor, loft access hatch, doors to;

BEDROOM ONE

Dual aspect room with double glazed sash windows to front and double glazed window to rear, radiators, recessed cupboards.

BEDROOM TWO

Dual aspect room with double glazed sash window to front and double glazed window to rear, radiators, recessed storage cupboards, * rail.

LOWER FLOOR

OPEN PLAN LIVING/KITCHEN

LIVING AREA

Window to rear, radiator, door to bathroom, recessed ceiling downlighters.

KITCHEN

Double glazed window to rear, range of modern base and wall mounted cupboards and drawer units, worksurface, inset 1 1/2 bowl single drainer stainless steel sink with mixer tap, inset NERF 4 ring electric induction hob, stainless steel extractor fan above, built-in NERF stainless steel double oven and grill, space for fridge freezer, space and plumbing for a washing machine, tiled splashbacks, wall mounted 'valiant' gas combination boiler, recessed ceiling downlighters, wall mounted chrome heated towel rail.

CONSERVATORY

of uPVC double glazed construction with a pitched polycarbonate roof, double glazed French doors to garden, radiator.

SHOWER ROOM

Double glazed frosted window to side, walk-in wet room style shower area with sliding doors and rainfall shower, floating vanity unit with inset wash hand basin, close coupled WC, fully tiled walls, tiled floor, wall mounted chrome heated towel rail, extractor fan, recessed ceiling downlighters.

REAR GARDEN

Patio area, steps down to a lower gravelled area, double glazed door

to a studio room, steps leadings down to a rear access gate onto undercliff.

STUDIO ROOM/GARDEN ROOM

Radiator, recessed storage cupboards, recessed ceiling downlighters.

PLEASE NOTE

The property has a winter let in which it will be tenanted for 6 months.

LOCAL AUTHORITY

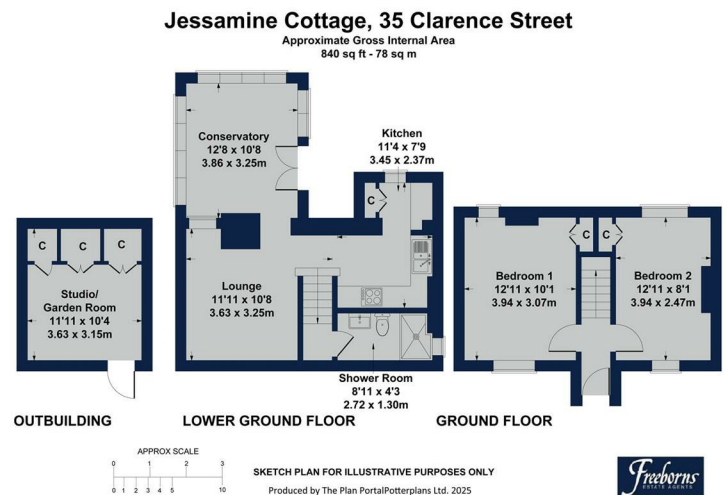
South Hams District Council

COUNCIL TAX BAND: D

EPC:

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.



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

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