



The Forge
Capton, Dartmouth
£230,000

Freeborns
ESTATE AGENTS

A 2 bedroom character cottage benefiting from many original features, parking and a garden nestled in the heart of the popular village of Capton.



The Forge Capton, Dartmouth, Devon, TQ6 0JE

DIRECTIONS

From Dartmouth head towards Totnes on the A3122, at the Sportsmans Arms turn right towards Dittisham, followed by a left towards Capton. On entering the village the property will be found on your left hand side.

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

GROUND FLOOR

Front door to:

LOUNGE/DINING AREA

Large exposed stone fireplace with log burning stove which provides heating to first floor radiators, beamed ceilings, timber windows to front.

Open staircase rises from lounge to:

FIRST FLOOR

LANDING

Velux window, wardrobe / storage area, washing machine and tumble dryer.

BEDROOM 1

(limited head height) Airing cupboard, radiator, 2 x velux skylights.

BATHROOM

(limited headroom height) Three piece suite comprising low level WC, claw foot bath and sink unit with storage under, velux window.

BEDROOM 2/STUDY

Please note this room has a low entrance door, steep steps and unbalustraded mezzanine so is not suitable for children.

Radiator, mezzanine level, timber window to front, velux window.

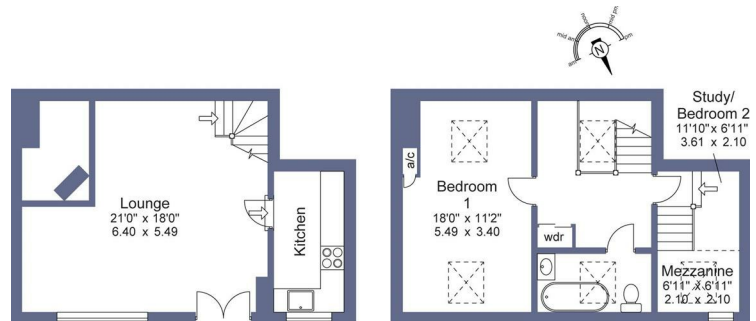
OUTSIDE

The property has the benefit of a lawned garden with summer house and parking for one vehicle which is located on the opposite side of the road.

COUNCIL TAX BAND B.

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.



For illustrative purposes only. Not to scale.

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