



8 Raleigh Close
Dartmouth, TQ6 9LB



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A well-presented end terrace four-bedroom family home which over the years has been extended offering driveway parking, enclosed rear courtyard garden and detached garage.

- Master Bedroom En-suite
- Three Further Bedrooms
- Driveway Parking for three vehicles
- Detached Garage
- Enclosed rear courtyard garden and decking
- An impressive main open plan living area

Guide Price of £325,000

Mileages

Totnes (14.6 miles), Kingsbridge (14.5 miles), Torquay (11.5 miles) via vehicle ferry, Plymouth (31.2 miles), Exeter (42.4 miles) via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Located in a popular residential area situated close to a main bus route, within walking distance of the local schools, supermarkets and swimming pool/leisure centre. Dartmouth is a popular boating centre boasting a world-famous regatta. Steeped in history and known for its naval college, it enjoys narrow streets and cobbled lanes hosting an abundance of chic boutiques and galleries, not to mention its array of gourmet restaurants, delicatessens, pubs and street side cafés. For commuting and access to the South Hams, Exeter has an international airport, Plymouth has a ferry terminal and Devon benefits from a comprehensive rail network and road links to the M5 motorway giving easy access to the rest of the UK and Europe.

Description

8 Raleigh Close is a well-presented family home offering four bedrooms, impressive open plan kitchen/dining room with two sets of patio doors opening out onto decking. The master bedroom offers en-suite with good size shower.

Viewing is highly recommended to appreciate the internal finish and layout.



Accommodation

Entering under a storm porch into inner porch with plenty of space for boots and coats. Door into inner hall. Utility with range of under counter and wall mounted units with space for washing machine and tumble dryer, sink and half drainer. Open plan kitchen/diner with a arrange of wall mounted and undercounter cupboards and draws offering plenty of storage space with integrated microwave, sink and half drainer with mixer tap. Space for gas range cooker, cupboard housing the gas combination boiler. Long worktop with three sets of electric sockets ideal for the culinary enthusiast, central work island with breakfast bar, undercounter draws, space for wine storage, space for wine cooler fridge. Good size dining area with two sets of double doors opening out onto decking overlooking the patio garden. Inset low energy lighting with focal brass affect and glass lighting over the breakfast bar and dining area. Useful understairs cupboard.

Sitting Room with gas fire, brick surround and wooden mantel with stone hearth. American oak style wood effect flooring throughout the kitchen/dining and sitting room areas.

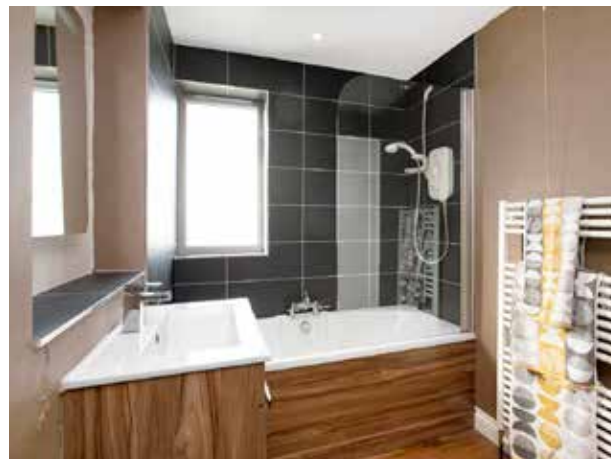
Stairs rise to the First Floor with good quality carpet and underlay throughout bedrooms. Master Bedroom with views over the rear garden, en-suite with good size shower enclosure with sliding door, monsoon shower head and hand attachment, recess shelving, wash hand basin, W.C. Bedroom Two with front aspect, good size bedroom with storage space. Bedroom Three double room with two built-in cupboard areas. Bedroom Four ideal for office or nursery with rear aspect. Family Bathroom with double ended bath with central mixer taps with Mira Sport shower over and glass shower screen, hand wash basin with vanity unit with a draw underneath and W.C.

Outside and Gardens

To the front of the property is the gravelled driveway and parking area, lawns and small conifer planting to the left, gravelled access to the detached garage offering a good size space with inspection pit for the mechanical enthusiast. Enclosed rear courtyard garden with decking spanning the width of the property. Double doors opening out from the kitchen and dining room making this a very social flowing entertaining space. The garden has been mainly paved with gravel area to the edges which could create herbaceous borders or ideal for planters and creepers to grow.

Directions

From Totnes Proceed on the A381 towards Dartmouth at and Kingsbridge at Totnes Cross turn left signed Dartmouth onto the A3122. In the 30 mile hour limit continue through the first round about taking the second exit and the next round about taking the second exit straight over. Then take the second left into Ivatt Road, continue to the end and right into Britannia Avenue then left into Raleigh Close and follow the round around to the left. The property can be found at the end of the left.



Services

Main's water, mains drainage and mains gas.

Local Authority

South Hams District Council Follaton House,
Plymouth Rd, Totnes TQ9 5NE.

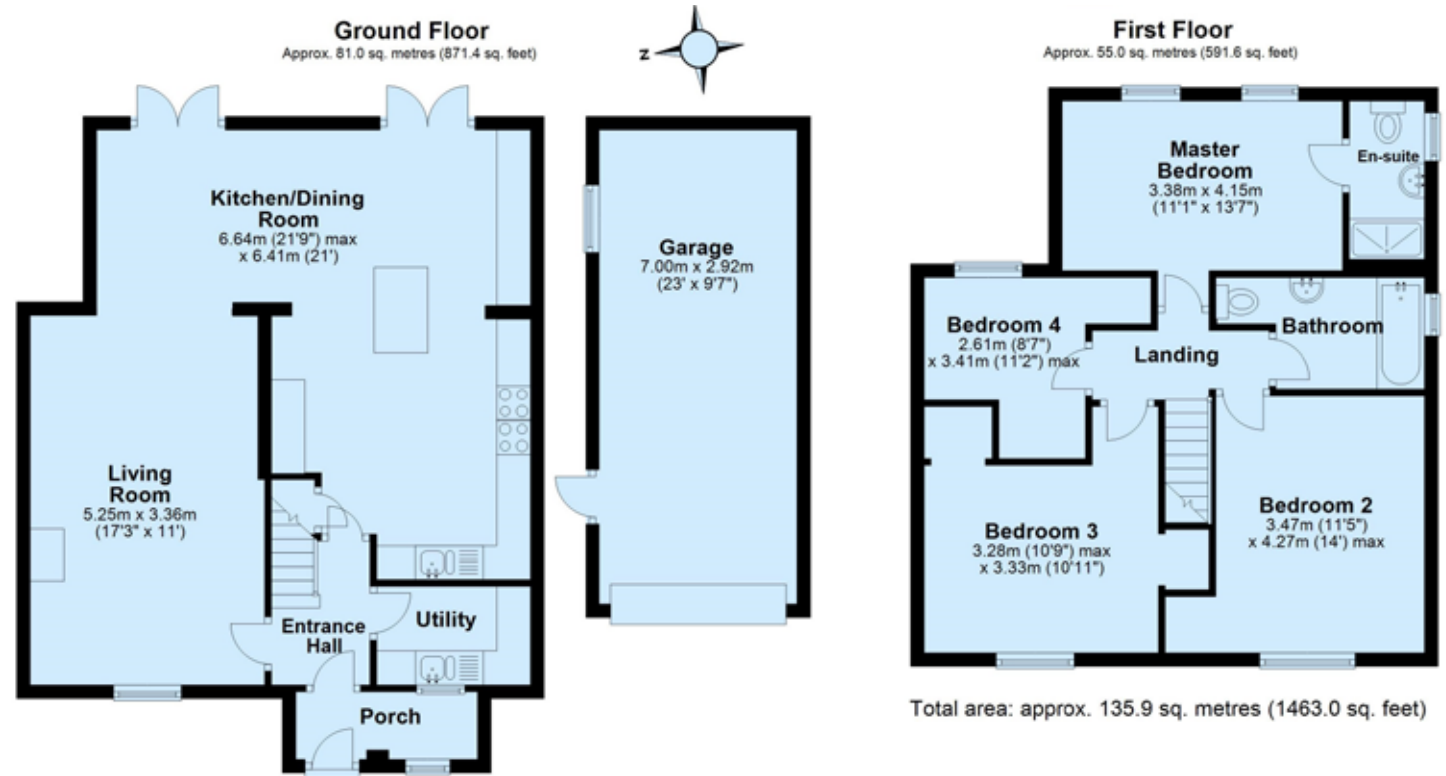
Viewing Arrangements

By telephone appointment through Rendells Estate
Agents Tel: 01803 863888.

What three words

<https://w3w.co/undertone.launcher.scarves>

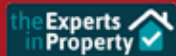
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Traditional values, modern approach.



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