



2 Westerland Higher Contour Road, Kingswear, Dartmouth, TQ6 0DJ  
Freehold House - Terraced  
£230,000

**boyce**brixham  
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An ideal first time buy located in the highly sought after Dart side village of Kingswear. The property enjoys breathtaking views to the River Dart, Dartmouth town, The Britannia Royal Naval College and Devonshire rolling hills in front.

This spacious 3 bed mid terrace house benefits from a large decked area to the front with the full glorious views available. As you enter the property there is a entrance hallway, with two spacious built in cupboards, one of which is quite deep and could house a bike etc. There is a family bathroom comprising of both a shower and bath, and a double bedroom on the opposite side of the ground floor.

The first floor is where you can find the fantastic size open plan kitchen diner living space. This area has been opened up incorporating the kitchen space, and makes a fantastic family room or a great place for entertaining. There are two further double bedrooms on this level. The property is heated via an oil fired central heating boiler.

To the rear you can find another terraced garden made up of a large decked area. The oil tank can be found in the rear garden.

This property offers an excellent opportunity to find yourself a very affordable family home in one of South Devon's most exclusive villages. There is some great further scope to make this home even more special. NO ONWARD CHAIN.

**AGENTS NOTE:**  
SOUTH HAMS DISTRICT COUNCIL COVENANT APPLIES TO THIS PROPERTY. This states that the prospective purchaser must be able to prove that he or she has lived (as their principal home) or worked in Devon throughout the 3 years immediately prior to the date of the proposed purchase, or have lived in the South Hams District for a cumulative total of 7 years in the past 20 years.

**Council Tax Band: B**



- Panoramic Countryside Views
- Devon Residents Covenant
- 3 Double Bedrooms
- Modern Fitted Kitchen
- Front Dart View Deck

- Stunning River Dart and Estuary Views
- Highly Sought After Kingswear Location
- Large Open Plan Living Space
- Great Central Breakfast Bar Area
- Rear Garden With Further Deck

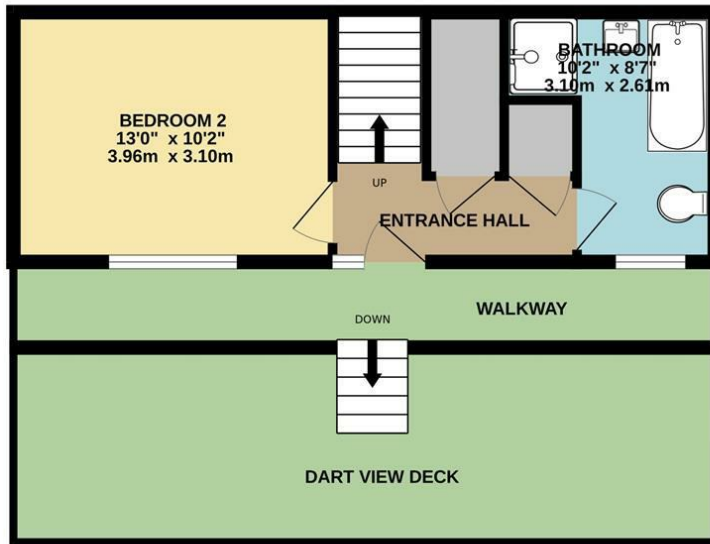


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GROUND FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



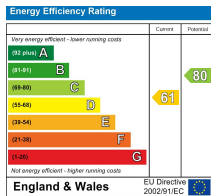
1ST FLOOR  
594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Current EPC Rating: D



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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