



4 Westerland Higher Contour Road, Kingswear, Dartmouth, TQ6 0DJ
Freehold House - Terraced
£265,000

boycebrixham
email property@ljboyce.co.uk call 01803 852736

Situated in the highly sought-after Dartside village of Kingswear, this property presents an ideal opportunity for first-time buyers. The location offers breathtaking views of the River Dart, Dartmouth town, the Britannia Royal Naval College, and the picturesque Devonshire hills. Kingswear is known for its charming atmosphere and exclusive appeal, making it a desirable place to live for those seeking a serene yet vibrant community.

The spacious mid-terrace house features three bedrooms and is designed to maximise the stunning views. The front of the property boasts a large terrace area, perfect for enjoying the panoramic scenery. Upon entering the home, there is an entrance hallway with a spacious built-in cupboard and a separate utility room. The ground floor also includes a smart family bathroom equipped with both a walk-in shower and a bath, as well as a double bedroom.

The first floor offers an impressive living space that captures the best views from the property. The beautifully finished kitchen features quality worktops, high-end appliances, and a contemporary design with curved wall and base units. Notable features include a wide hob with four heating elements side by side, enhancing functionality and space usage. This floor also houses two additional double bedrooms, with the front bedroom offering stunning views. The living room is a fantastic space, enhanced by a wood burner that adds warmth and character, perfect for cosy evenings.

At the rear of the property, there is another terraced garden area, complete with a path leading to a seating area and garden shed. The borders are richly stocked with a variety of vibrant plants, creating a tranquil retreat. This garden space provides a perfect outdoor sanctuary for relaxation and enjoyment.

Overall, this property represents an excellent opportunity to secure an affordable family home in one of South Devon's most exclusive villages. It boasts a high-quality finish throughout, with modern features such as electrical wall heaters and double glazing, ensuring ease of maintenance and peace of mind. Recent upgrades, including a new roof, add to the property's appeal, making it a hassle-free choice for potential buyers.

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



- Exclusive Kingswear Location
- Large Living Room
- Useful Utility & Separate WC
- Great Gardens Beautifully Landscaped

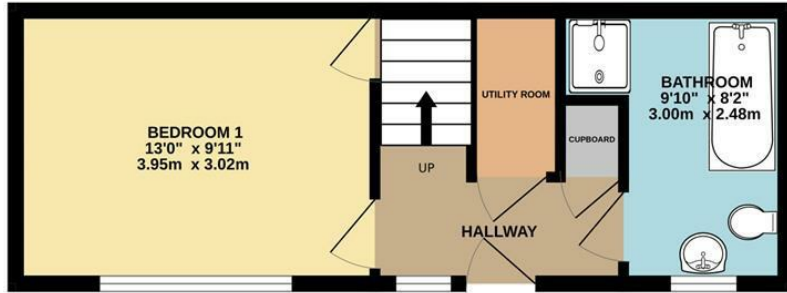
- 3 Double Bedrooms
- Panoramic Countryside & River Dart Views
- Stylish Kitchen & Modern Bathroom
- Devon Covenant. Ample On Street Parking



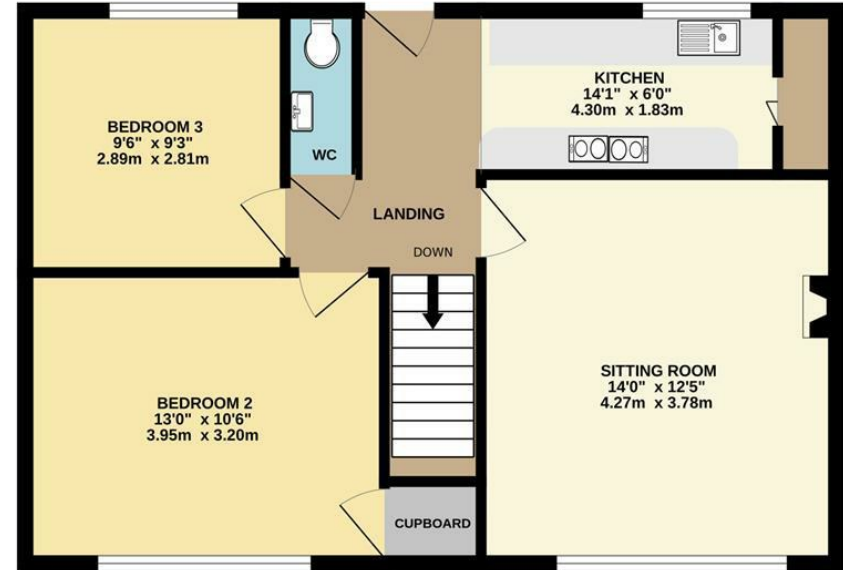


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GROUND FLOOR
274 sq.ft. (25.4 sq.m.) approx.



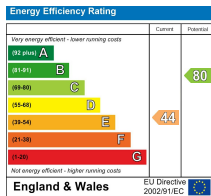
1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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: E



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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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