



Speedwell, Lower Fairview Road, Dartmouth

Offers Over £1,000,000

HARRIET
GEORGE

Speedwell

Lower Fairview Road, Dartmouth

A newly renovated south facing detached house with excellent parking and easily maintained gardens, close to the centre of Dartmouth.

Dartmouth is a beautiful riverside town which sits on the banks of the River Dart. It offers a wealth of amenities including restaurants, cafe's, shops, boutiques, galleries, and pubs. The town also offers a cinema and library as well as a leisure centre, indoor swimming pool, supermarkets, an M&S Food Hall as well as offering both primary and secondary education. There are also a number of annual festivals, including the Dartmouth Food Festival, a Music Festival, Shakespeare Week and the famous Dartmouth Regatta.

The town is renowned for being home to the Britannia Royal Naval College and the town's deep-water port attracts sailing vessels from all over the world.

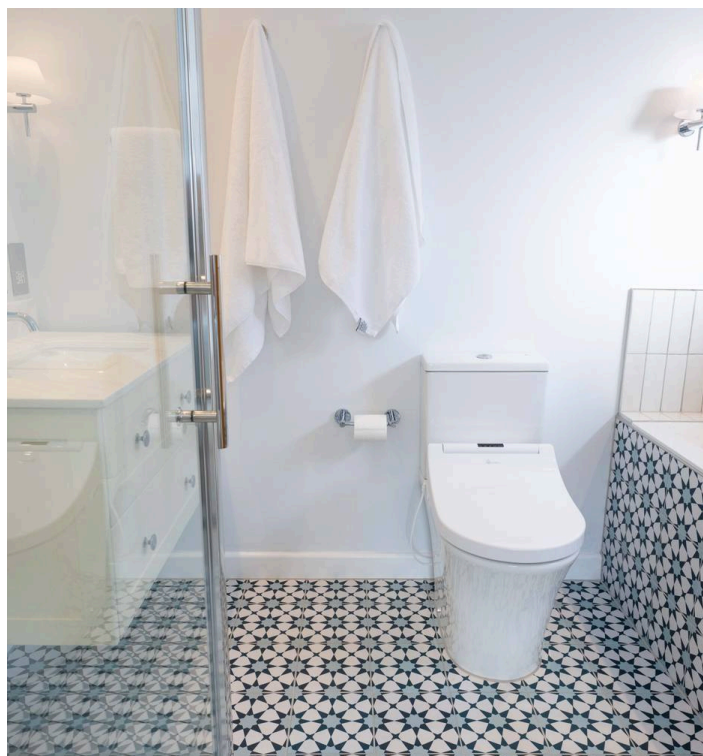
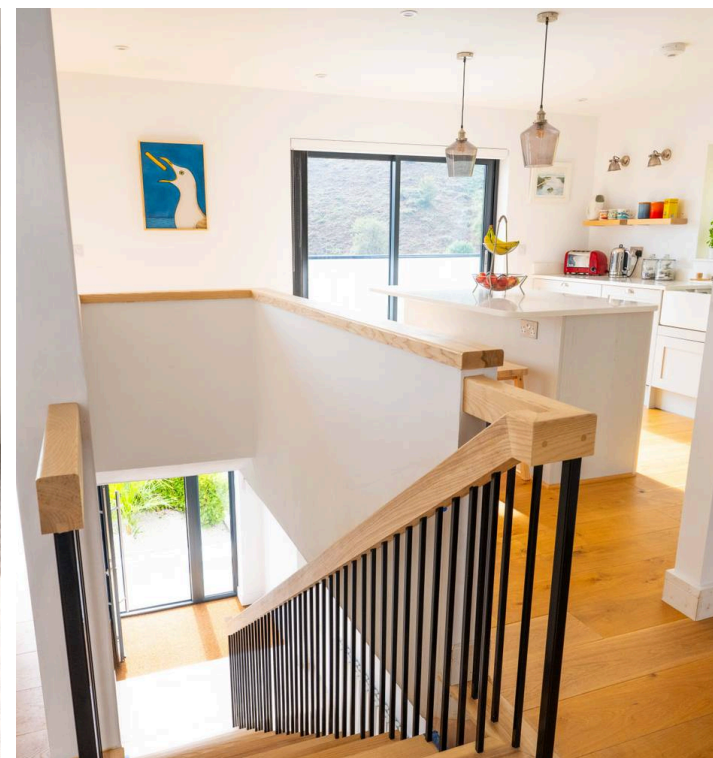
Speedwell sits on Lower Fairview Road, a quiet, no-through road in an elevated position. Considering the proximity to the hustle and bustle of the town, this south-facing side of the Dartmouth valley is quiet and peaceful with lovely views over the surrounding countryside and town to the River Dart and Kingswear beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Modernised throughout by the current owners, Speedwell has been finished to an exceptional standard with wonderful attention to detail. The immaculate reverse-level accommodation is bright and airy with large windows and glazed doors flooding the rooms with natural light and maximising the views.

The living accommodation occupies the majority of the first floor offering an open plan, sociable space. The kitchen with central island has integrated Bosch appliances and sliding doors on the south side lead out to the full-width private decked balcony - a perfect spot to enjoy the views. The first floor principal bedroom has built-in cabinetry, air-conditioning and opens out to the balcony. The en-suite has a large Villeroy and Boch bath and separate shower.

A bespoke, floating staircase on the entrance level is a real feature of the house. There are three bedrooms on this floor, a shower room and cloaks area with built-in coat and boot storage.

Outside, the terraced gardens are well arranged and have been landscaped for ease of maintenance with Mediterranean style trees. A well placed seating area at the top of the garden offers the perfect spot from which to enjoy the far-reaching views. At the front of the house is a spacious garage and excellent driveway parking.

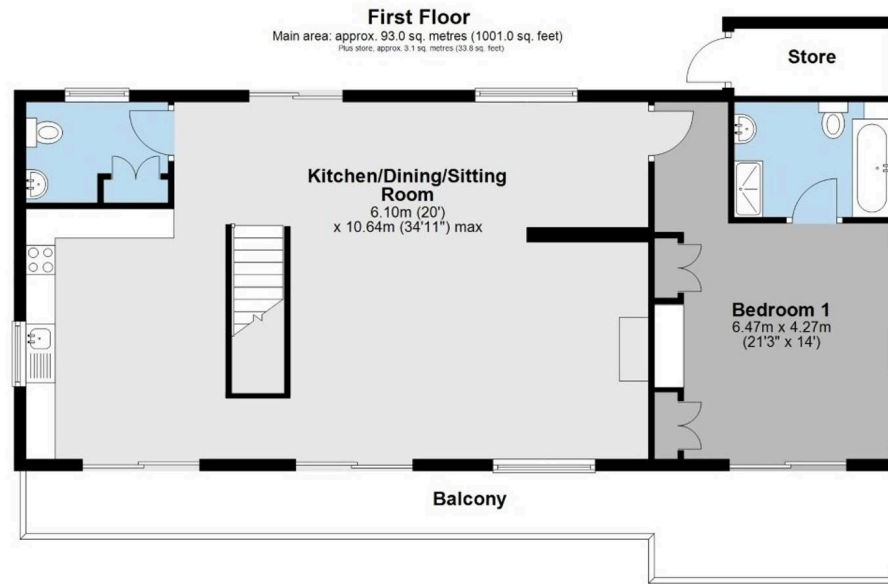
SERVICES

Mains water, drainage, gas and electricity.

DIRECTIONS

From the centre of Dartmouth, head west on Victoria road, uphill out of town. After 0.5 miles, turn right into Lower Fairview Road and Speedwell will be found towards the top of the road on the left.





Main area: Approx. 174.9 sq. metres (1882.3 sq. feet)
Plus store: approx. 3.1 sq. metres (33.8 sq. feet)

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.