



MILLARD  
COOK

TEMERAIRE, SWANNATON ROAD  
DARTMOUTH, TQ6 9RL

A very spacious detached house enjoying wonderful panoramic views across the River Dart



Temeraire is situated in Swannaton Road, a delightful area in Dartmouth only a short walk from the town centre and the facilities on offer. In an elevated position, Temeraire enjoys wonderful views across the River Dart, Kingswear, upstream over the town and the Britannia Royal Naval College.

Built in the early 1900's, the property offers very flexible accommodation to suit those wishing to purchase a full-time residence or second home with 4 double bedrooms, an en-suite, shower room and bathroom and a useful studio/bedroom with a shower room.

The ground floor has two large reception rooms, both with bay windows overlooking the river views, a kitchen, utility and a cloakroom.

The outside area is a true delight with a garage and parking, mature front gardens and extensive paved terrace enjoying panoramic views across the river and surroundings countryside.

The rear garden also offers wonderful views with a very large decked area and lawned gardens with mature trees and shrubs backing onto National Trust Woodland.





## Accommodation

Door and entrance porch to the delightful living room with bay window overlooking the stunning views across the River Dart, Kingswear and upstream. Original Edwardian fireplace.

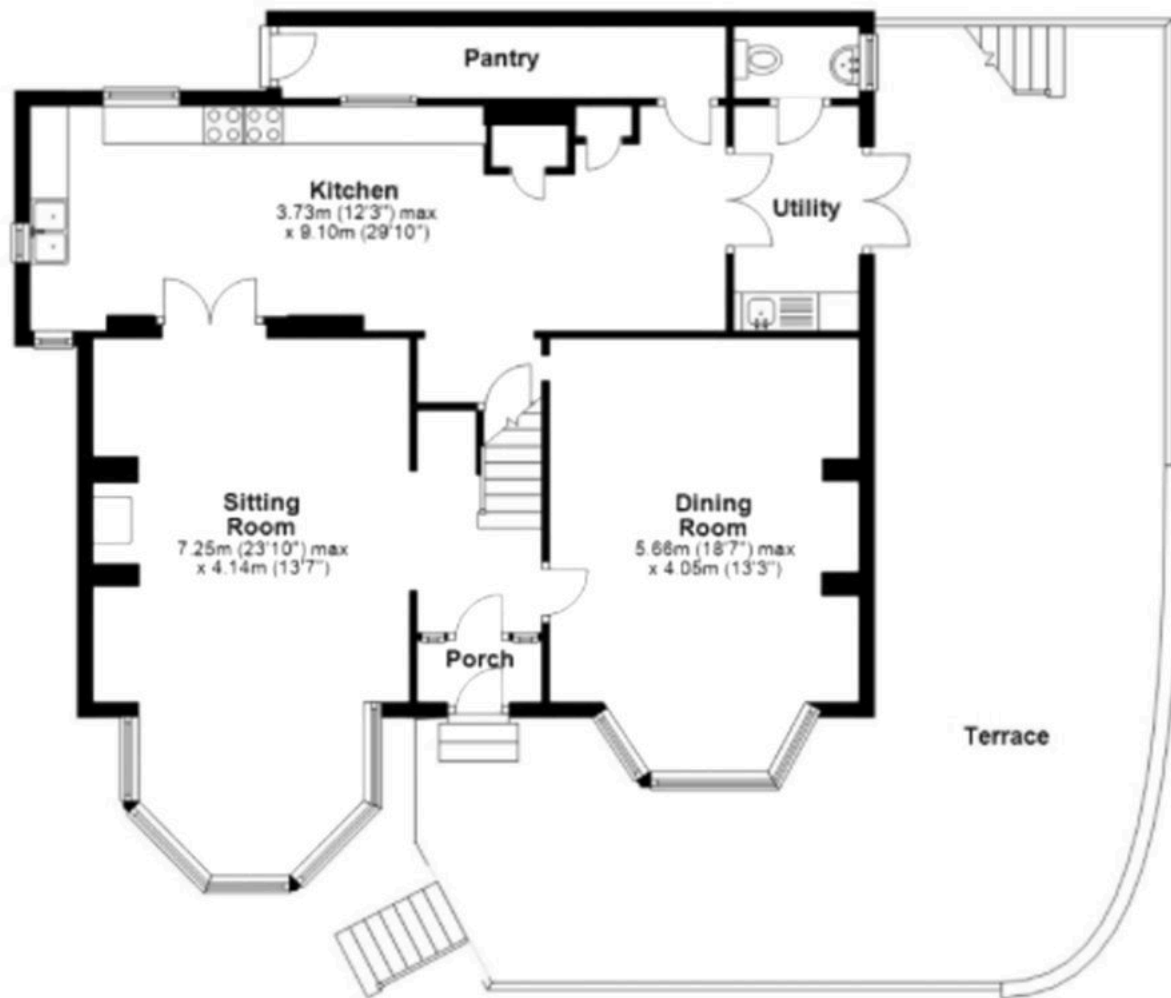
Stairs rising and double doors to the kitchen with a selection of drawers and cupboards, sink unit, dishwasher and range style electric double oven with 8 ring gas hob and extractor above. Airing cupboard, understairs cupboard, space for fridge/freezer, pantry and large utility with space and washing machine and tumble dryer. There is a cloakroom with WC and handbasin and door to the outside.

To the front of the property, a spacious second reception room with bay window and seating overlooking the wonderful views. Original Edwardian fireplace.



### Ground Floor

Approx. 152.9 sq metres (1645.8 sq feet)

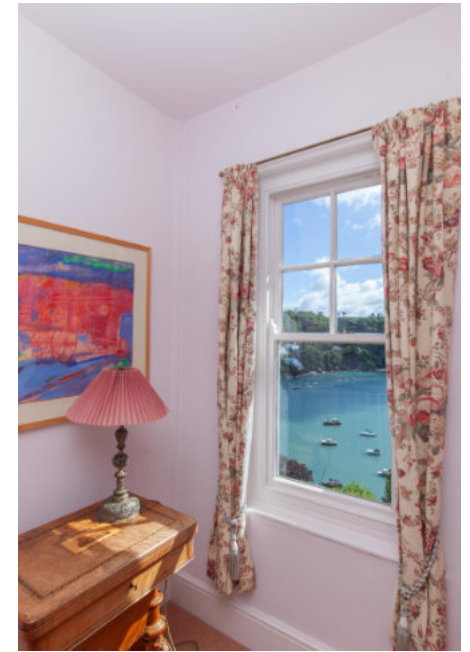


## First floor

There are two large double bedrooms, both with bay windows overlooking the River Dart, Warfleet Creek, Kingswear and upstream including the Britannia Royal Naval College and beyond. The principal bedroom has a tiled en-suite shower with WC and a handbasin.

To the rear, a further double bedroom, shower room, bathroom and a very large guest bedroom with bi-folding doors to an outside seating area.

From the outside top terrace, there is a bedroom/studio with an en-suite shower, WC and a handbasin.







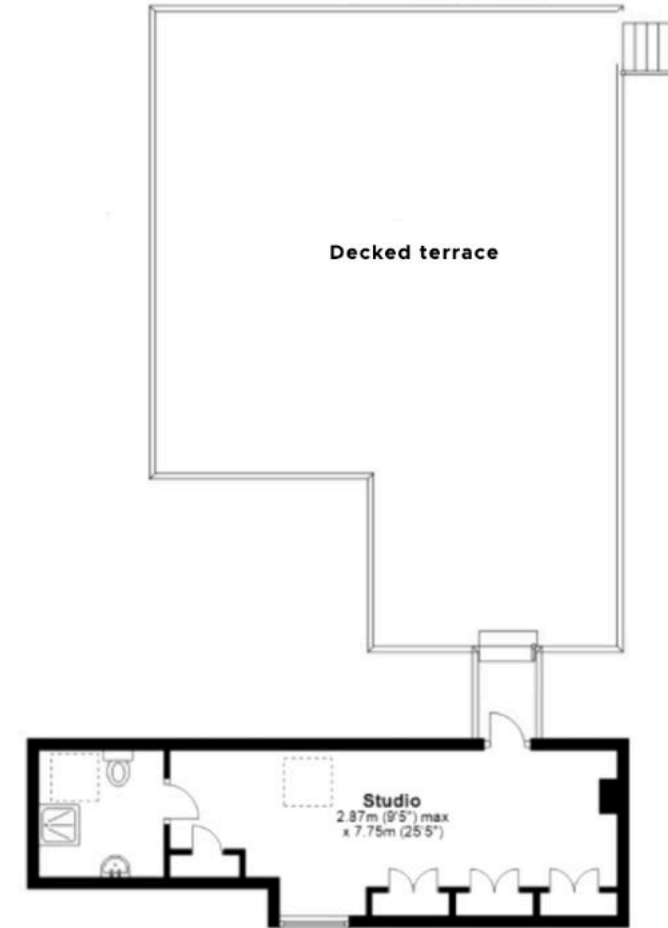
### First Floor

Approx. 131.7 sq metres (1417.1 sq. feet)



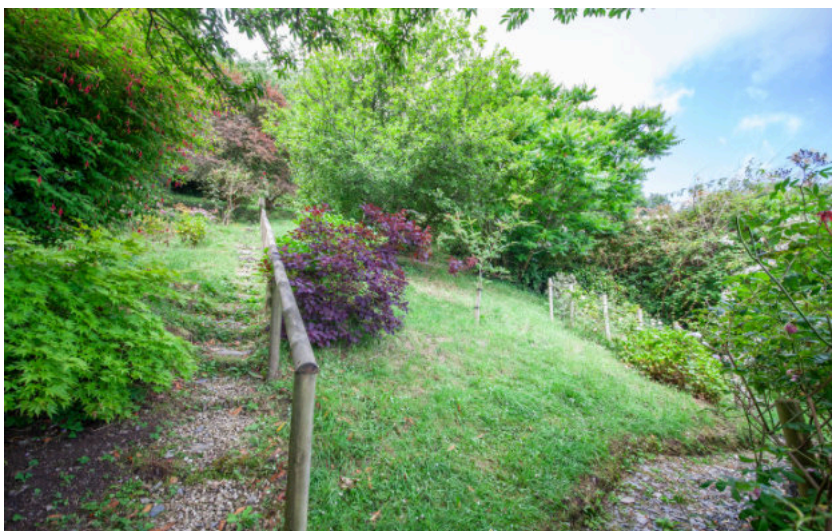
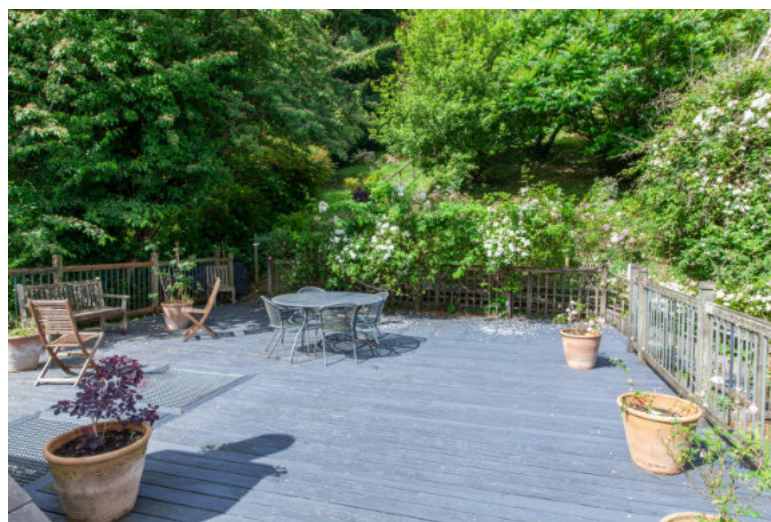
### Second Floor

Approx. 26.0 sq. metres (279.3 sq. feet)



## The outside

A driveway for one vehicle leads to the garage, 18'8" X 9'2". Steps lead up to the property with the front gardens having a wealth of mature shrubs. There is a large terrace in front of the property enjoying stunning, panoramic views across the River Dart, Kingswear, upstream over Dartmouth and the Britannia Royal Naval College. The patio continues around the side with access to the utility room. Steps up to a seating area with access to the guest bedroom. The top decked terrace is a wonderful size, an ideal entertaining space enjoying fantastic views. From here, access to the studio/bedroom and further rear garden being grassed, enjoying well-established shrubs and trees and a profusion of roses, hydrangeas and rhododendrons, a delightful haven.



## Services

It is understood all mains services are connected  
Council tax band: F  
EPC: D

Property size  
3,300 sqft

## Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans and images are for guidance only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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