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# Town Inn House, School Steps Dartmouth, TQ6 9RF

A stunning contemporary detached house  
close to the heart of Dartmouth

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Town Inn House is a deceptively spacious, contemporary detached property located just a short walk from Dartmouth's shops and amenities. Built in 2014 by a respected local builder, it presents a fantastic opportunity as a “lock up and leave” second home or a holiday let investment.

The property uniquely blends traditional and modern elements. It features a shaker-style kitchen and art deco style tiling in both en-suite shower rooms. Modern comforts include an integrated sound system, underfloor heating throughout and ample natural light from numerous windows and skylights, which are complemented by electric blinds and LED mood lighting.

The principal bedroom is situated on the ground floor, accessed via a passageway leading to a private courtyard with bi-folding doors, offering seamless indoor-outdoor living. Upstairs, there's a second generously sized double bedroom with vaulted ceilings and an en-suite shower room.

This property offers a perfect combination of character and modern living, ideal for those wanting to enjoy a contemporary lifestyle in the heart of Dartmouth. The low-maintenance courtyard, accessible from the passageway, is perfect for alfresco dining during the warmer months.



## Accommodation

Door leads to the stylish open plan kitchen/living/diner with oak flooring and with underfloor heating. The kitchen has a comprehensive range of drawers and cupboards with built-in Belfast style sink, timber work services, built-in Bosch dishwasher, Smeg oven with induction hob, extractor, Bosch washer dryer and space for a fridge freezer. Contemporary spotlights and large skylight with electric blind and window to the outside.

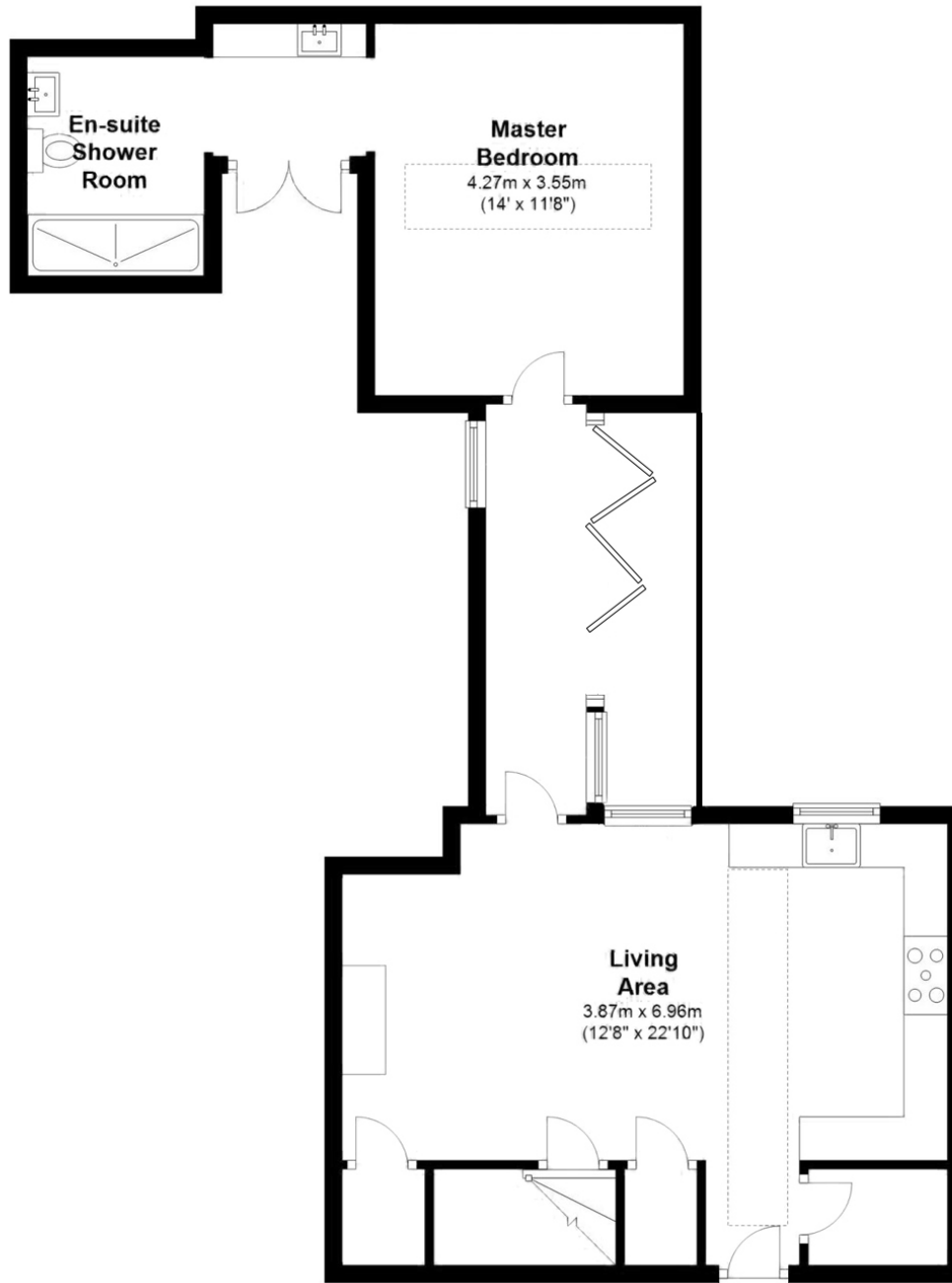
There is space for a good size dining table. The living room has a built-in speaker sound system, space for inset TV and an electric effect fire. Storage cupboard and under stairs housing hot water tank. Stairs rising to the first floor. Cloakroom with WC and a basin.

A door leads to a passageway with large bi-folding doors to the outside small courtyard, ideal for evening entertaining.



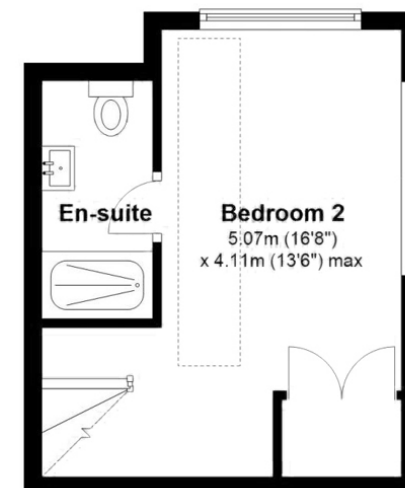
## Ground Floor

Approx. 63.4 sq. metres (682.4 sq. feet)



## First Floor

Approx. 20.0 sq. metres (215.8 sq. feet)



Total area: approx. 83.4 sq. metres (898.1 sq. feet)

The splendid principal bedroom is a wonderful double room enjoying 14' maximum ceiling heights with integrated sound system speakers and a skylight with electric blind. Timber panelling to one, a double wardrobe and side dresser.

Adjacent, is a useful utility area, a secondary courtyard and the splendid en-suite, which is a wonderful size, tiled, with a curved ceiling. Large walk-in shower, tiled flooring with underfloor heating, handbasin, towel radiator and a WC.





## First floor

There is a good size double bedroom with built-in wardrobes and two windows 12' maximum ceiling height with built-in speakers and LED spotlights. The tiled en-suite has a shower, towel radiator, handbasin and a WC.



## Services and Tenure

It is understood mains electrics, water, gas and drainage are connected.

Underfloor gas central heating .

Furniture is available by separate negotiation being the majority of the items within the property for the ease of creating an instant “turn key” holiday home.

Council tax band: D

EPC: C

Freehold

Property size approx. 898 Sqft

Floor plans not to scale.



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## Viewings

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

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