



MILLARD
COOK

Riverside & Downalong Coombe Road, Dartmouth, TQ6 9PQ

A substantial detached dwelling with over 4000 ft.² of accommodation with ample parking, two garages and wonderful river views.



Riverside and Downalong are two substantial properties situated on the level, North Embankment in the historic town of Dartmouth. Originally separate dwellings, they have been combined in recent years to create a large, detached home that enjoys stunning views across Coronation Park and the River Dart.

Subject to the necessary planning consents, the property presents opportunities for redevelopment or could be reconfigured to suit those seeking a spacious detached residence.

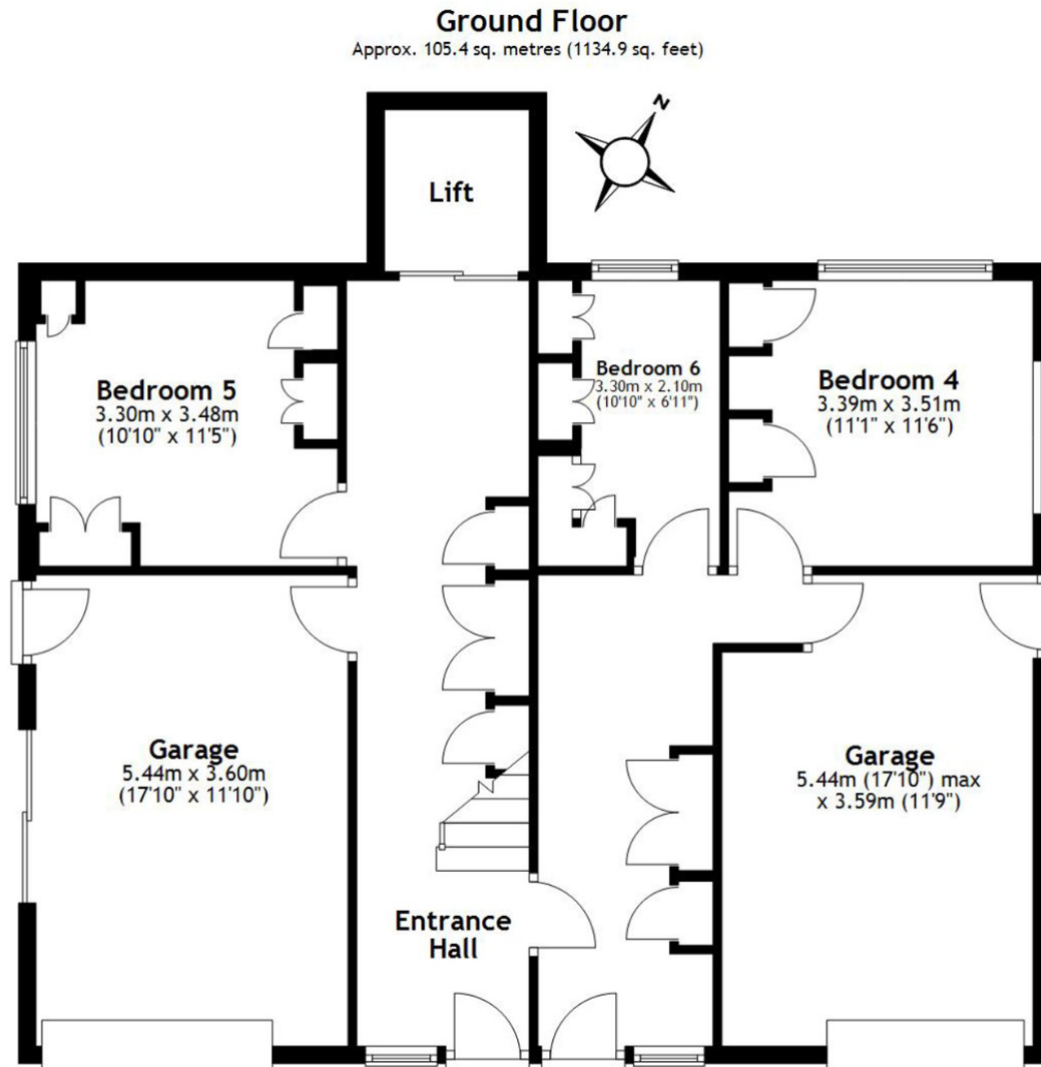
Internally, the property currently comprises of six bedrooms, five bathrooms, three reception rooms, three kitchens, two garages, off-road parking, a balcony and a side garden.



Accommodation

Ground Floor

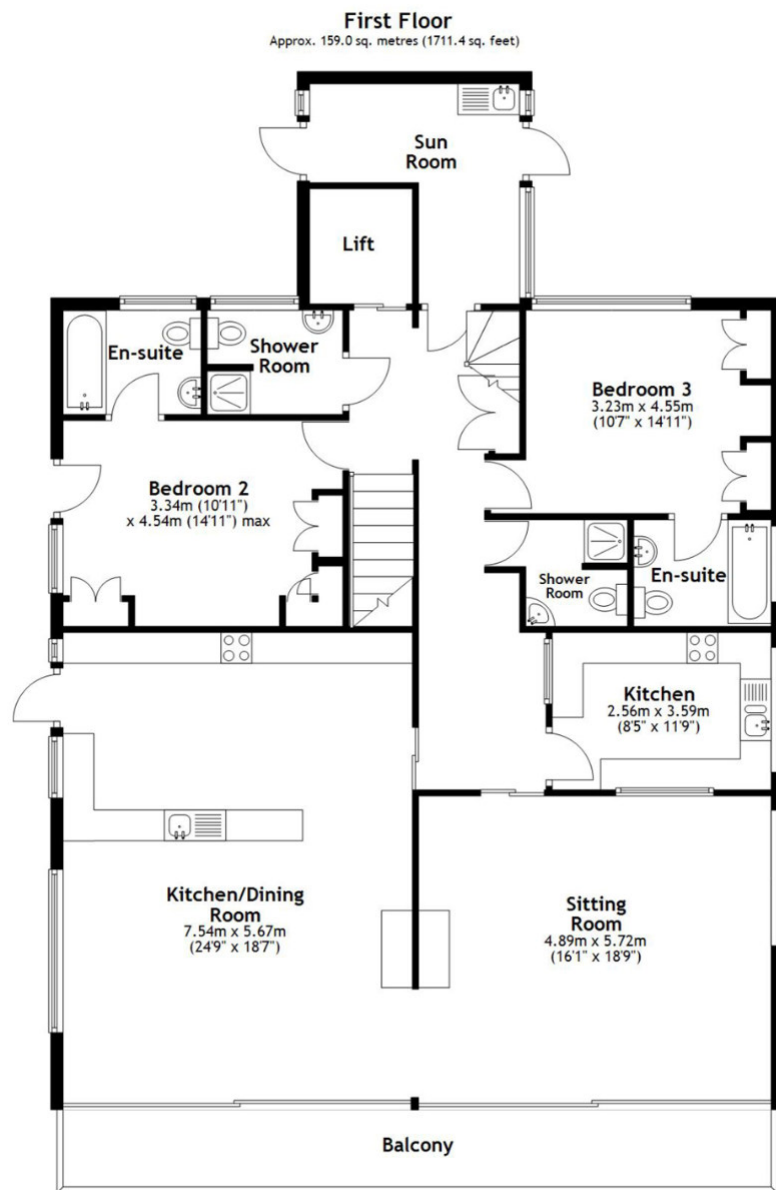
Two front doors provide access to the entrance halls with two integral garages, three bedrooms and a lift leading to the first floor.



First Floor

This level benefits from a spacious living room, a 24 ft kitchen/dining room, two bedrooms with en-suites, two additional shower rooms, and a smaller kitchen.

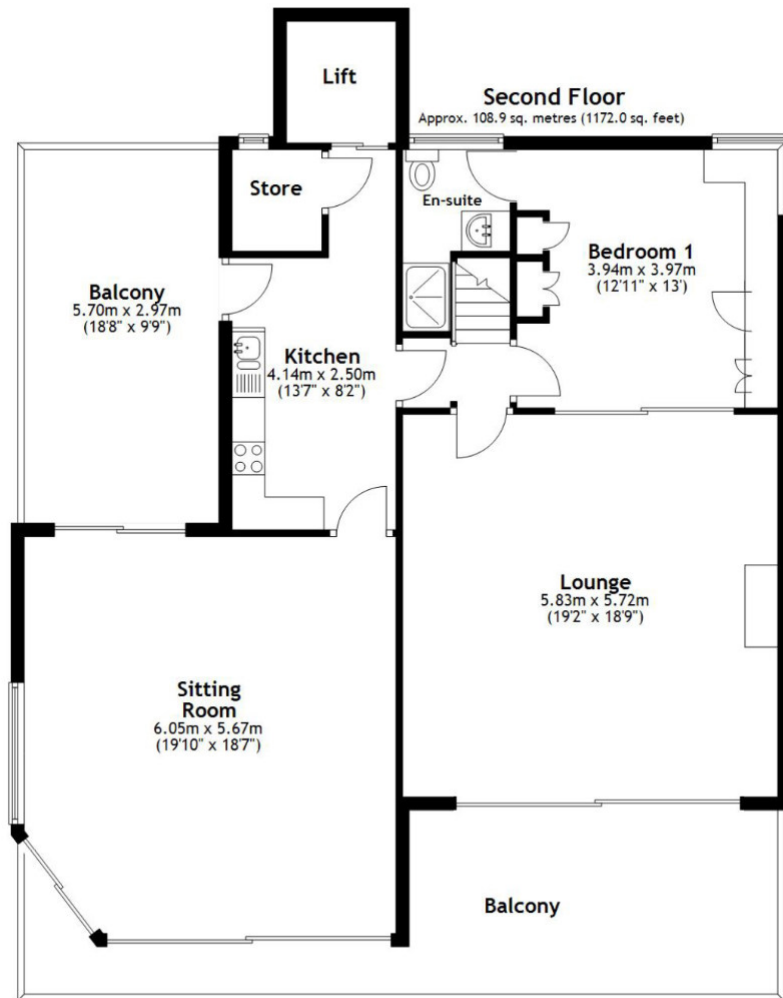
To the rear, there is lift and a sunroom with access to the rear courtyard. The front of the property features a balcony overlooking Coronation Park and the River Dart.



Second Floor

This floor boasts a generous 19 ft sitting room, a 19 ft lounge, a double bedroom with an en-suite, a kitchen, storage room and lift access.

To the rear is a good-sized balcony, while the front benefits from a larger balcony offering stunning panoramic views.



Outside

The property includes private covered parking at the front along with two integral garages. The first and second floors each feature spacious balconies, providing wonderful south-facing views over the River Dart and Coronation Park. To the rear, there is a small lawned section, a courtyard and an additional balcony area that enjoys the afternoon sunlight.

Services

The property is understood to be connected to all main services. It is now registered as a single dwelling for council tax purposes.

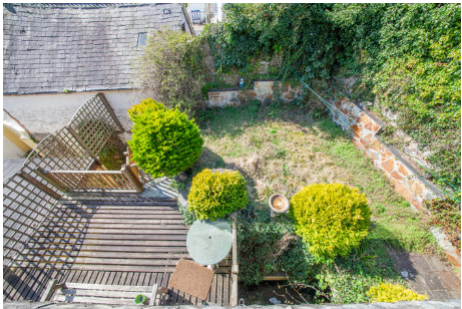
Council tax: G
EPC: D
Property size: 4,018 sqft

Viewing

Strictly by appointment through Millard Cook, Dartmouth.
Proof of funds may be required prior to arranging a viewing.



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

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