



MILLARD
COOK

Rose Cottage, 5 Church Close Dartmouth, TQ6 9DH

A charming 2 bedroom cottage situated in the heart of Dartmouth



Nestled in the heart of Dartmouth, Rose Cottage is a charming Grade II Listed property, perfectly suited for those seeking a permanent residence or a holiday let, thanks to its prime central location. This beautifully updated home spans three floors and offers well-proportioned living spaces, blending character with modern convenience.

The ground floor features a thoughtfully designed open-plan living room and kitchen, leading to a courtyard. Upstairs, the first and second floors house two spacious double bedrooms, one with an en-suite shower room and a separate family bathroom.

The property has been successfully let for several years providing a strong income stream. It is ideal as a "turnkey" lock-up-and-leave option, perfect for those looking for a holiday home or investment.

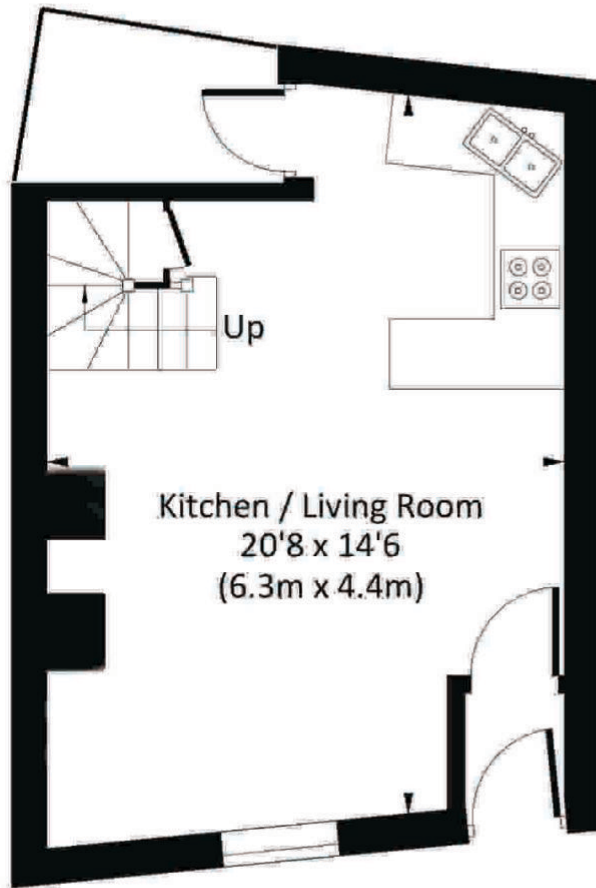
Rose Cottage enjoys a picturesque setting adjacent to St. Saviours Church, providing an attractive outlook. Despite its central location, just steps from Dartmouth's bustling town centre, it remains tucked away from the main streets.



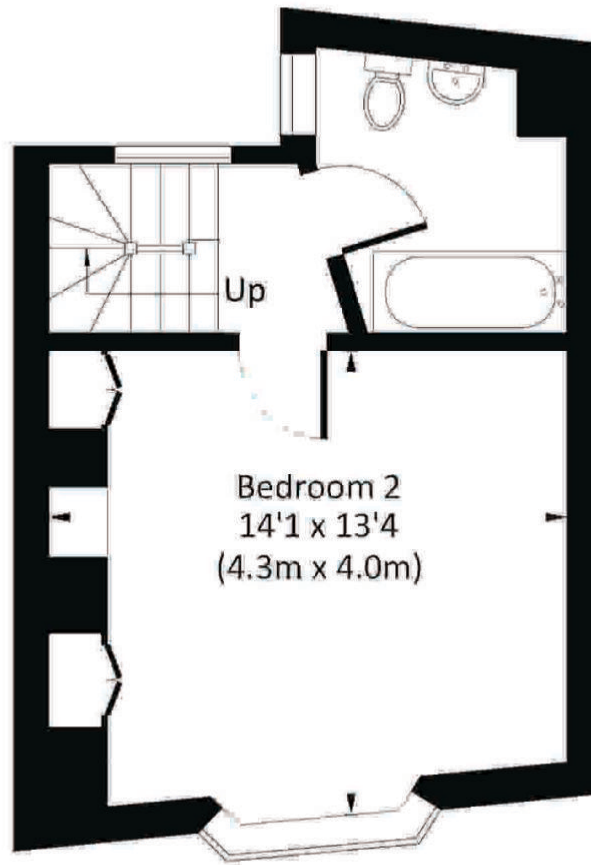
Accommodation

Door to entrance porch and the open plan living/ kitchen with engineered oak flooring throughout. The living room has a window overlooking the front aspect with ornate fireplace and electric affect stove. Stairs rising to the first floor. The kitchen has a range of drawers, cupboards and wall mounted cupboards with a built-in dishwasher, washing machine, fridge, oven, halogen hob and extractor above. Timber work surfaces and Belfast style sink with tiled splash back. Door to the outside small courtyard.

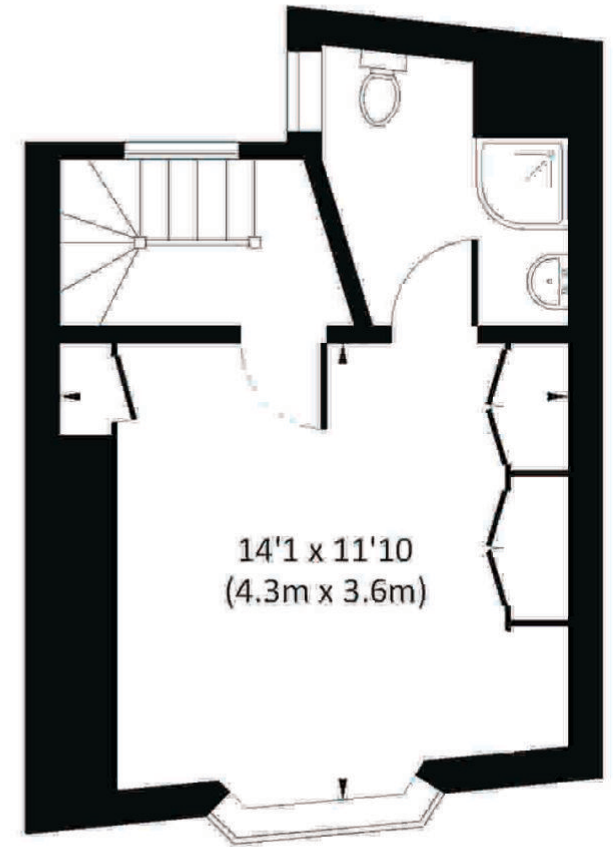




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floorplans not to scale
Approx. 829 Sqft / 77.0 sqm

First floor

Landing. A large double bedroom with ornate fire, cupboards and shelving to the side. Bay window overlooking St. Saviour's church. Bathroom with bath and shower attachment over, large hand basin with cupboards under, WC and a radiator.



Second floor

Principal bedroom being a large double room with bay window overlooking St. Saviours Church. There are two built-in double wardrobes and an area for a dressing table.

To the side is an en-suite with a shower, WC, hand basin and a towel radiator.



Services and Tenure

It is understood all mains services are connected.
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: Business rated.
Freehold

Property size approx. 829 Sqft
Floor plans not to scale.

Note: This property is holiday let. Advanced noticed is required to view the property.



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