



MILLARD
COOK

2 Court Terrace, Hillfield Near Dartmouth, TQ6 0FA

A spacious new build, three bedroom house with gardens, parking and communal grounds, conveniently located close to the historic port of Dartmouth



2 Court Terrace is a modern terraced house set within the popular Hillfield Village development, approximately two miles from the historic naval town of Dartmouth. Completed in 2022, the property boasts over 1,500 sqft of accommodation, contemporary design with high-quality fittings and appliances. It features double glazing, gas-fired underfloor heating throughout, along with the benefit of two adjacent parking spaces, gardens and communal grounds including a children's play area and a tennis court.

Inside, the house offers light-filled and well-proportioned living spaces, including a double aspect open-plan living area that seamlessly connects to the rear garden, as well as a large principle bedroom with generous en-suite, two double bedrooms and a family bathroom.

Located in the hamlet of Bugford, 2 Court Terrace is an ideal turnkey holiday home or investment property for holiday letting.

The renowned Blue Flag beach at Blackpool Sands, offering water sports and a beachfront restaurant, is just 2.8 miles away. The bustling market town of Totnes, with its mainline rail links, is approximately 9 miles away, whilst nearby Dartmouth Golf and Country Club offers two courses, a restaurant and swimming pool/spa complex being 2.2miles away.

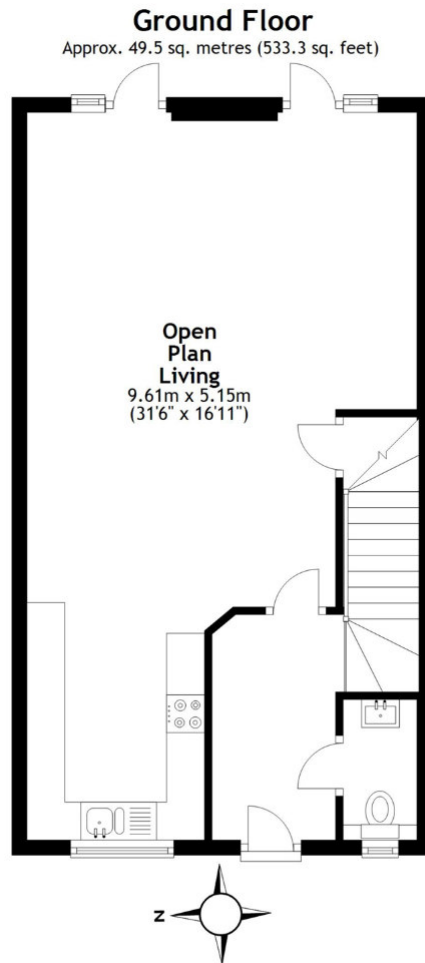


Accommodation

Front garden laid to lawn with pathway leading to the veranda style and front door. Entrance hall with stairs rising, WC, sink unit. Underfloor heating throughout the ground floor.

The open plan living/kitchen/dining room is a wonderful size with engineered oak flooring throughout, wall space for inset TV, large understairs storage cupboard and two doors leading out to the rear garden.

The kitchen has built-in Neff induction hob, double oven, dishwasher, fridge and freezer, inset sink, along with a comprehensive range of drawers, cupboards with quartz worktops and wall mounted cupboards. Window overlooking the front aspect.

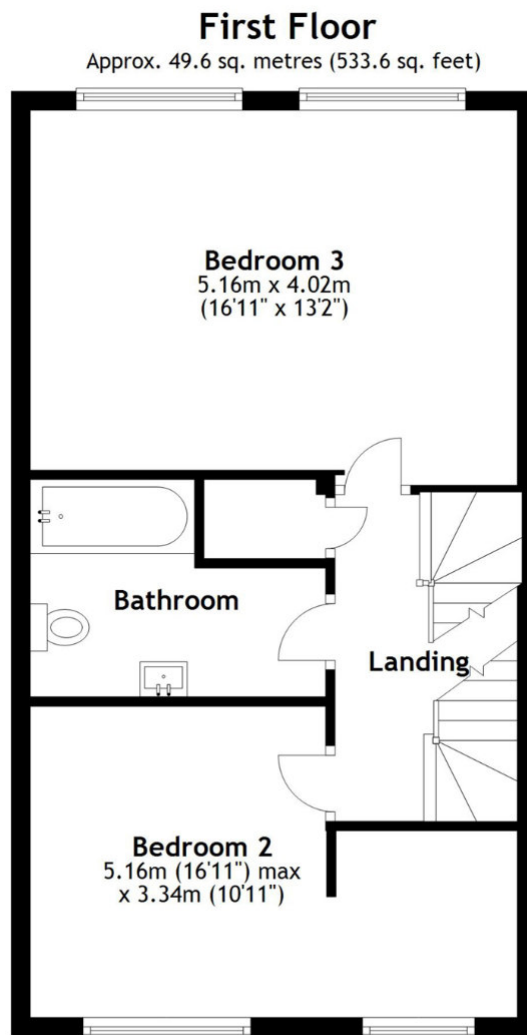


First floor

Landing. Storage cupboard and stairs rising. Underfloor heating throughout first floor.

There are two large double bedrooms, one to the front with a dressing area/study space and three windows overlooking the front aspect. To the rear, a double bedroom with windows overlooking the rear gardens.

Bathroom suite comprising fully tiled with bath and shower system above, hand basin, WC, mirror and heated towel rail.



Second floor Window overlooking the side aspect and storage cupboard housing hot water tank and gas fired boiler.

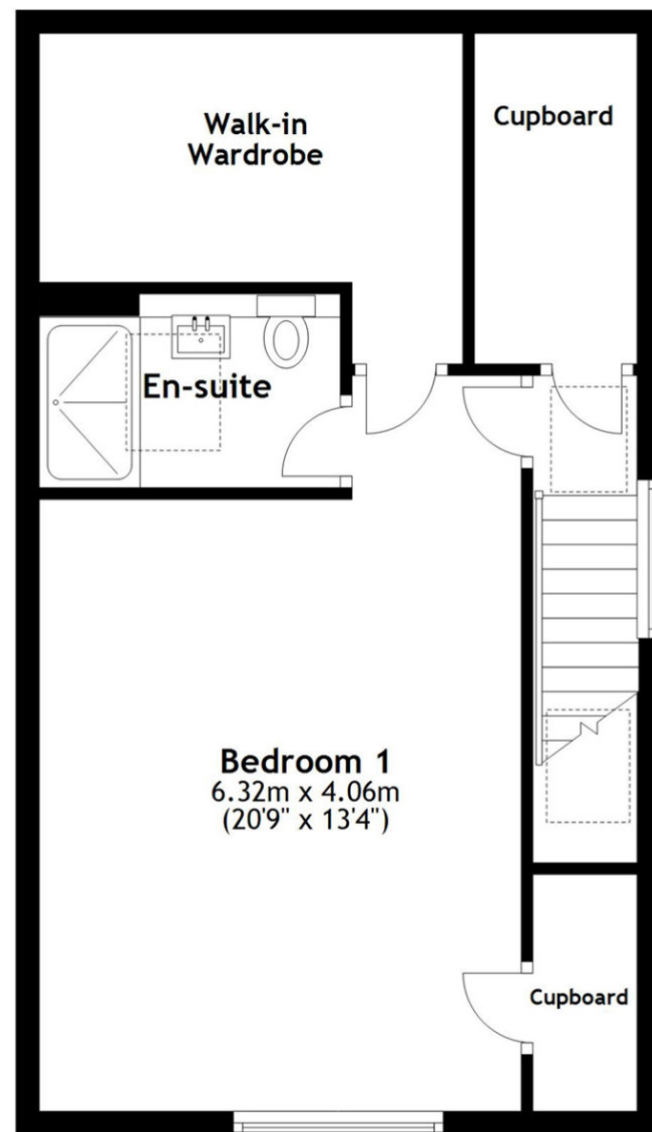
The principal bedroom is a wonderful size with vaulted ceilings and a large window overlooking the front aspect and the surrounding countryside. Skylight to the rear and a large walk-in storage cupboard. Underfloor heating throughout.

The fully tiled en-suite comprises large walk-in double shower cubicle, hand basin, WC and a large mirrored cabinet with under lighting.



Second Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



Total area: approx. 146.0 sq. metres (1572.0 sq. feet)
2 Court Terrace, Hillfield, Dartmouth

The outside

From the living room, two doors lead to the rear garden which has been decked and gravelled for ease of maintenance with evergreen hedging around the borders and a pedestrian gate leading to the two allocated parking spaces and ample visitor parking.

The site benefits from communal grounds, children's play area and a tennis court.

Services

Gas central heating (underfloor heating throughout) and hot water, solar hot water system, mains electric, cat 5 cabling.

Tenure: Freehold

EPC:B

Council tax band: TBC (exempt from second home council tax)

Property size 1,572 sqft

Management service charge: £1,824

LABC Warranty

Note: This property is for second home/holiday use only (not your primary residence). For further details, please contact the office.
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Viewings

By appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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