20 Northford Road, Dartmouth, TQ6 9EP

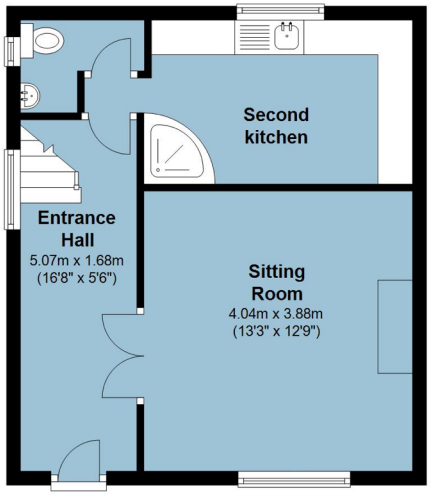
THE coastal HOUSE | ESTATE AGENTS

20 Northford Road is an attractive period Town House located only a 5 minute stroll to the harbour side and perfectly situated for the boutique shops, art galleries, superb restaurants and delightful pubs that make Dartmouth so very popular. One of the brightest jewels in the South Hams crown, Dartmouth is as picturesque and pretty as they come. A true sailing town, the main pastimes are all water-based, with a world-famous harbour and colossal social calendar including Regatta Week, Dartmouth Food Festival and Dartmouth Shakespeare Week. .

The property has flexible accommodation to suit those wishing to purchase a permanent residence or holiday home with 3/4 bedrooms, master en suite and family shower room whilst living space includes a delightful living room/dining room and Kitchen on the first floor with a second sitting room. There are period features throughout the property as well as parking for 2 vehicles and sunny south facing terrace.

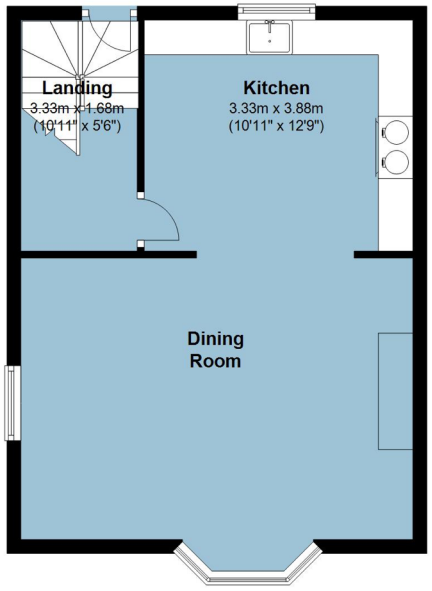
Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



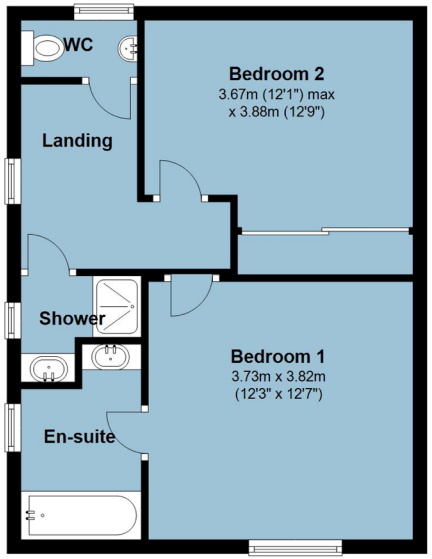
First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



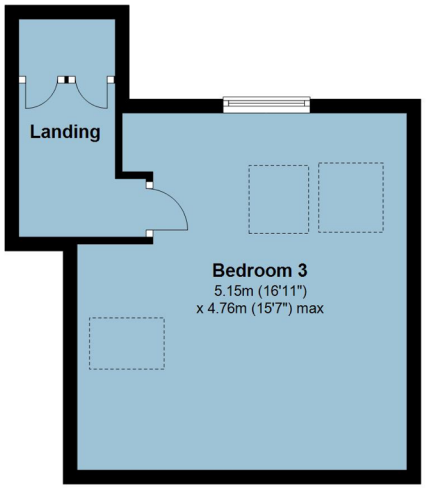
Second Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Third Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Total area: approx. 149.9 sq. metres (1613.9 sq. feet)

Accommodation - Front door leads into the entrance hall with stairs rising to the first floor. The ground floor sitting room has lovely views across the terrace with period fireplace and cupboards to either side. There is a spacious utility room that offers a selection of drawers and cupboards with work surfaces and sink unit. Space for washing machine. Boiler for central heating and hot water. Walk in shower cubicle, steps down to a cloakroom with window to side elevation.

Wooden stairs lead to the first floor with external door providing access to the rear of the property with parking for two vehicles plus additional storage area.

The delightful and spacious dual aspect sitting/ dining room offers a large bay window and built in window seat enjoying panoramic southerly views across the town towards the river. There is a marble fireplace, cornicing and rose ceiling mount. The kitchen has exposed wooden flooring, a wide range of built in cupboards, built in fridge freezer and dishwasher. Cream gas fired Aga.

The 2nd floor offers 2 double bedrooms with a master bedroom to the front and en suite bathroom, WC and wash hand basin. As well as a separate shower room with shower cubicle, WC and wash hand basin.

Stairs Rise to the 3rd floor into the spacious triple aspect loft room with large skylights providing views over the town and Kingswear beyond. There is ample potential to create an en-suite if required.

To The Outside - A shared walkway from North ford Road leads to 4 properties and the front terrace of number 20 which is paved for ease of maintenance. Facing in a southerly direction, the open views are delightful across the town. There is side access to the rear of the property
which can also accessed from Vicarage Hill, where there is parking and storage with door leading to the house.

Services - It is understood that mains water, electricity, gas and drainage are connected.

Tenure - Freehold.

Local Authority - South Hams District Council – Council Tax Band

EPC – Rating Band

S**ERVICES:** Mains water, drains, electricity and gas fired central heating.
EPC RATING: E
T**ENURE:** Freehold
LOCAL AUTHORITY: South Hams District Council t: 01803 861234, **COUNCIL TAX:** E

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

14 Mayors Avenue, Dartmouth, Devon TQ6 9NG
01803 835 788
info@thecoastalhouse.co.uk

7 Fore Street, Kingswear, Devon TQ6 0AD
01803 752 321
info@thecoastalhouse.co.uk

Ravensworth 01670 713330

THE coastal HOUSE | ESTATE AGENTS

www.thecoastalhouse.co.uk