



**Cherry Cottage, Manor Street, Dittisham, Dartmouth,
TQ6 0EX**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





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A charming semi-detached home situated in the heart of this wonderful riverside village with stunning far reaching views across the village and River Dart, with garden, a double garage and additional parking.

The accommodation is arranged primarily on one level - there is a welcoming entrance hall, a cloakroom, a spacious well fitted kitchen/dining room with a utility area off, a lovely sitting room with a wood burning stove and bay window with views of the river, a study, the main bedroom, a guest bedroom and the family bathroom all on the ground floor, and on the first floor is a further guest bedroom.

Outside there are pretty well established front and rear gardens and a wonderful paved terrace making the most of the views, a perfect place for al fresco dining and entertaining. There is a double garage and additional hard standing parking.

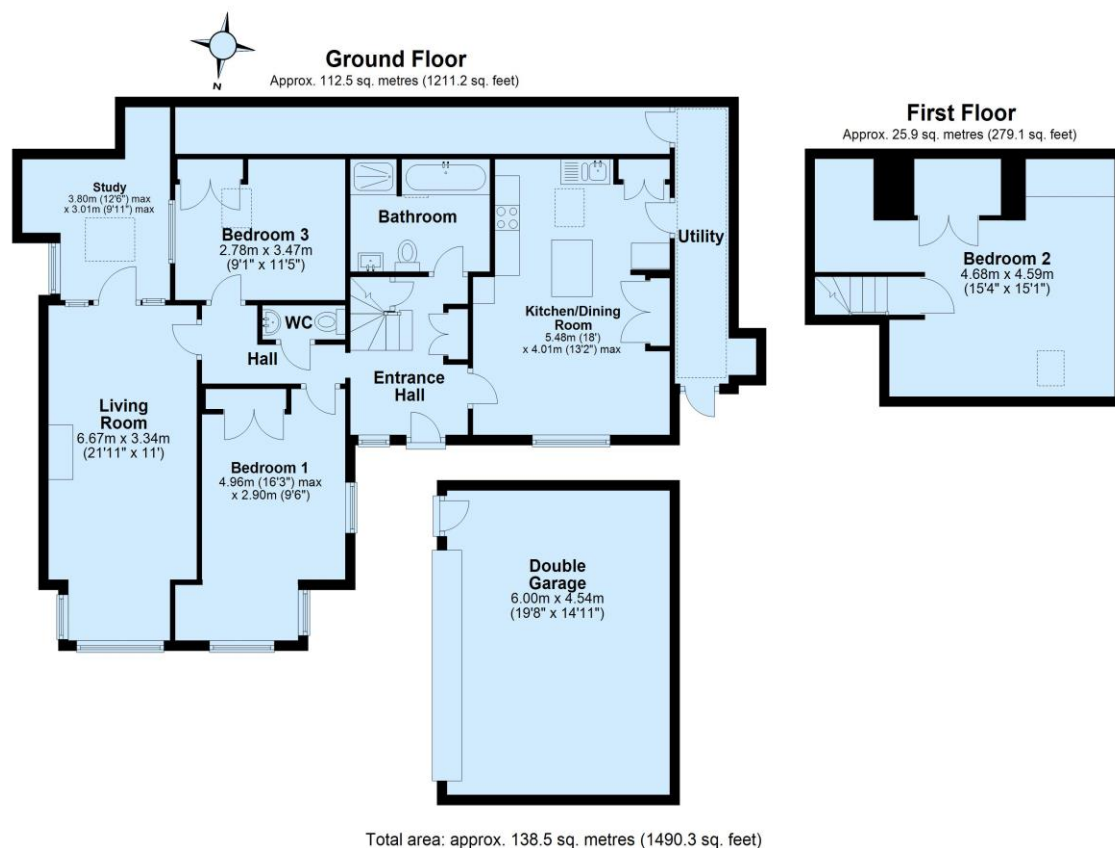
Dittisham is a picturesque Devon village with charming cottages lining the narrow streets. It is one of the most sought after villages in the South Hams and lies on the west bank of the River Dart. It has a medieval church, a popular sailing club, riverside cafe and two public houses, one of which is home to the post office/stores. A passenger ferry service links the village to the port of Dartmouth where there is a good range of galleries, shops, restaurants and excellent marina facilities.

KEY FEATURES

- Charming Semi Detached Home
- Stunning Views Of The River Dart
- Double Garage & Additional Parking
- Spacious Well Fitted Kitchen Dining Room
- Separate Study
- 3 Bedrooms
- Pretty Front & Rear Gardens
- Mains Electricity Water And Drainage
- Oil Fired Central Heating

BEDS 3 | BATHS 1 | RECEPTS 2 | EPC E | COUNCIL TAX F | TENURE Freehold

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DIRECTIONS

From Dartmouth take the A3122 towards Totnes. After approximately four miles turn right at The Sportsman's Arms, Hemborough Post signposted Dittisham. Continue along the road until you reach the village. Turn right into The Level just before the Red Lion public house. Continue along the road and the property will be found on the right at the top of Manor Street.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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