



Penveron, The Level, Dittisham, Dartmouth,
TQ6 0ES

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

Penveron, The Level, Dittisham

A beautiful detached house situated in the heart of the pretty South Hams village of Dittisham with stunning views of the River Dart

Accommodation

Ground Floor

Entrance Hall. Ground Floor Bedroom. Shower Room. Open Plan Kitchen / Dining Room. Sitting Room.

First Floor

2 Further Guest Bedrooms. Family Bathroom. Decked Roof Terrace.

Outside

Charming Mature Gardens Laid To Lawn. Superb Paved Dining Terrace. Decked Roof Terrace.

Mileage

Dartmouth 6 miles, Kingsbridge 14 miles, Totnes 9.5 miles. All mileages are approximate.

Dartmouth Office

01803 839190

dartmouth@marchandpetit.co.uk







KEY FEATURES

Charming Detached House
Stunning Widespread River Dart Views
Superb Open Plan Kitchen / Dining Room
3 Bedrooms
2 Bathrooms
Light & Sunny Accommodation
Wonderful Paved Dining Terrace
Decked Roof Terrace
Lovely Position In The Heart Of The Village
Mains Electricity, Water & Drainage
Oil Fired Central Heating





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.

Penveron is a beautifully presented detached much loved second home in the heart of this pretty South Hams riverside village.

Sitting in an elevated position on The Level there is easy access to all the village amenities and the River Dart.

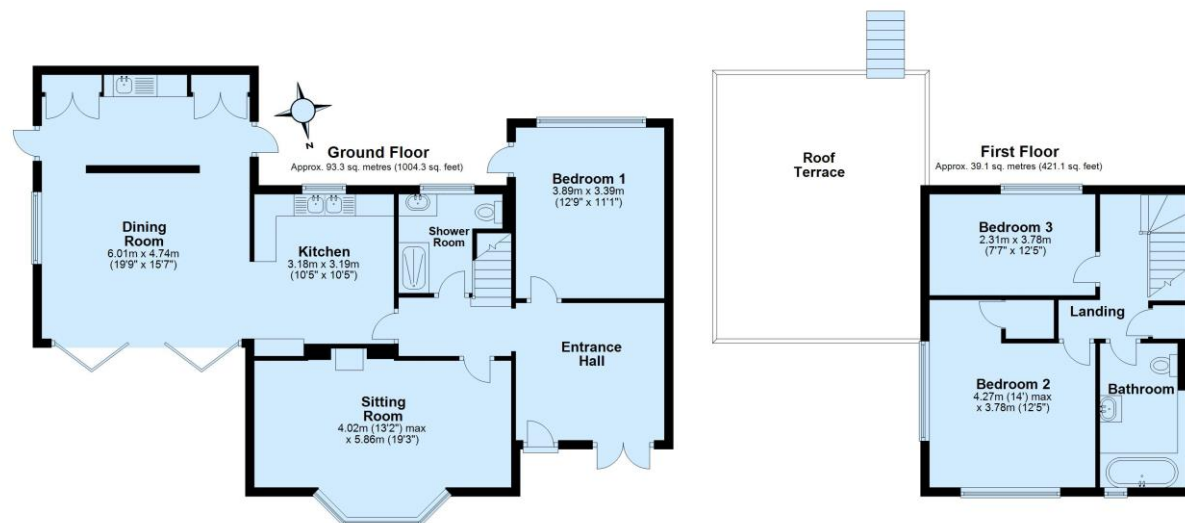
This lovely home is filled with natural light and enjoys the most glorious widespread views across the village to the river.

Steps from The Level lead up to the property with an established pretty mature border and the wonderful wrap around paved terrace. There is a welcoming entrance hall, the main ground floor bedroom with doors out to the rear garden, a shower room, the sitting room with large bay window and the lovely open plan kitchen / dining room. The kitchen is well fitted and equipped with integrated appliances and is open to the dining room, a stunning space which is only enhanced by the large bi-fold doors which lead you directly out to the paved dining terrace.

On the first floor there are two further bedrooms, a family bathroom and the stunning and sunny decked roof terrace with steps down to the garden.

Outside the gardens are a particular feature of this property. The vendors have paid attention to the glorious surroundings and created some gorgeous areas from where the sun and amazing views can be enjoyed. To the side and rear of the house is a sizeable lawned garden.





Total area: approx. 132.4 sq. metres (1425.3 sq. feet)

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel:

COUNCIL TAX

G

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

EPC RATING

E

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth Office. Tel: 01803 839190

DIRECTIONS From Dartmouth take the A3122 towards Totnes. After approximately four miles, turn right at the Sportsmans Arms, Hemborough Post signposted to Dittisham. Once you enter the village, turn right along The Level and Penveron will be found on the right hand side near The Level car park.



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.

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS