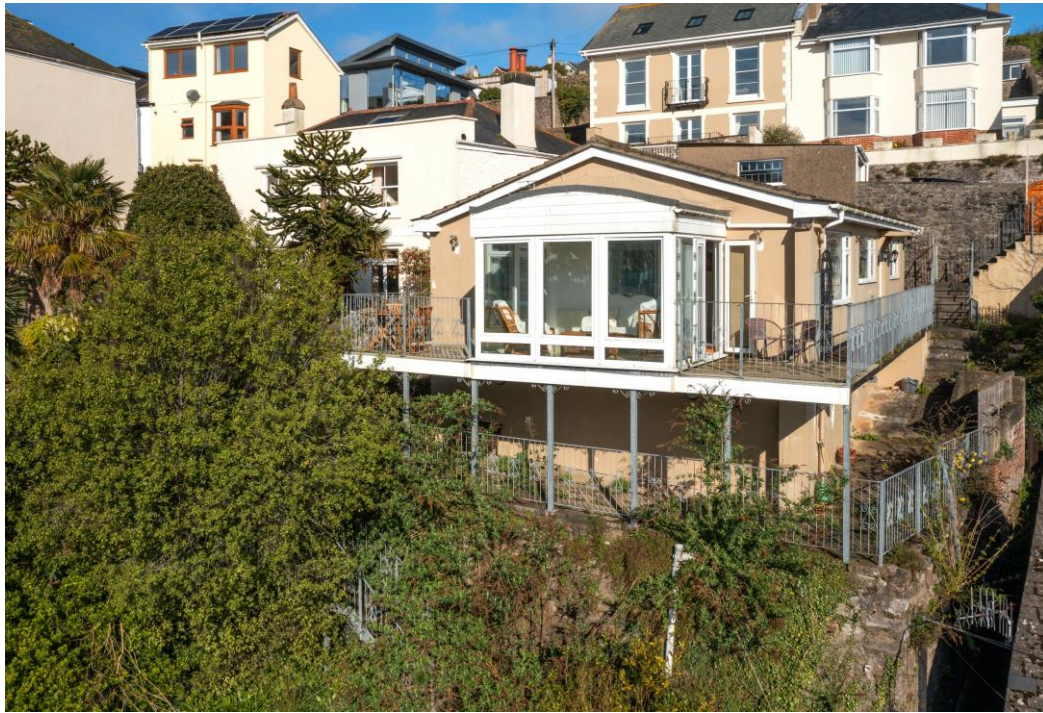




Moon River, Clarence Hill, Dartmouth, Devon,
TQ6 9NY

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





Moon River, Clarence Hill, Dartmouth, Devon, TQ6 9NY

A most unique detached home, situated in a quiet elevated sunny position, with stunning views across the town to the River Dart and surrounding countryside.

This property boasts a most useful garage nearby, and is situated in a popular residential area, merely a few minutes' walk from all the wonderful amenities available in the town centre.

The bungalow sits in a nice south facing plot, in an elevated position commanding superb widespread views across the town and river, and offers the potential to create something very special.

The garage is situated a few minutes' walk away in Clarence Street.

Currently, the property comprises of 3 bedrooms, 1 with an en suite shower room, a family bathroom, a well fitted and equipped kitchen, a sitting room and a conservatory with a lovely decked seating area off.

Outside, there is more potential to create lovely al fresco dining spaces with a paved terrace area and further terraced garden which requires landscaping.

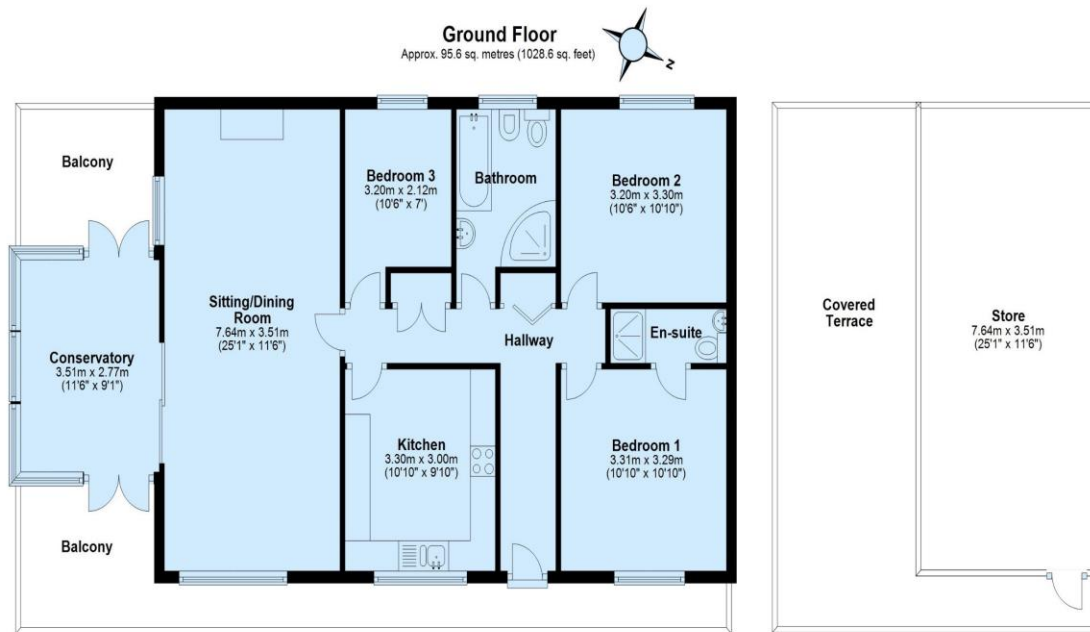
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

KEY FEATURES

- Stunning Views Across The Town & River Dart
- Garage Nearby
- Detached Bungalow
- 3 Bedrooms
- Potential To Create Your Own Home
- Viewing Deck & Garden
- Superb Elevated Position Close To The Town Centre

BEDS 3 | BATHS 2 | RECEPTS 2 | EPC Rating D | COUNCIL TAX Band E | TENURE Freehold

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190
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Total area: approx. 95.6 sq. metres (1028.6 sq. feet)
Moon River, Clarence Hill, Dartmouth



DIRECTIONS

On foot from The Quay, turn left on to Duke Street and first right on to Foss Street. At the end of the street cross over Broadstone and proceed up Browns Hill steps. At the top of the steps turn right and the property will be found after a short distance on the right hand side.

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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