



Ebb Tide, Higher Contour Road, Kingswear,
Dartmouth, Devon, TQ6 0DE

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

Ebb Tide, Higher Contour Road, Kingswear, Devon

A substantial semi detached house with parking and stunning views, situated in a prominent elevated position in this lovely sought after South Hams riverside village.

Accommodation

Street Level
Entrance Hall. Living Room. Dining Room. Kitchen.

Ground Level
Landing. Two Guest Bedrooms. Family Bathroom. Separate W.C. Utility Room.

Lower Ground Level
Hallway. Further Guest Bedroom. Main Bedroom. En Suite Shower Room.

Outside
Car Port. Storage. Terraced Garden.

Mileage
Dartmouth ¼ mile by ferry, Totnes 12 miles, Torquay 11 miles. All mileages are approximate.

Dartmouth Office
01803 839190
dartmouth@marchandpetit.co.uk







KEY FEATURES

Stunning Views Across The River Dart & Surrounding Countryside
 Car Port & Store
 Substantial Semi Detached House
 4 Bedrooms
 1 En Suite
 Lovely South Hams Riverside Village Setting
 Low Maintenance Terraced Garden
 Immaculately Presented Throughout
 Home Office Potential





Ebb Tide, Higher Contour Road, Kingswear, Dartmouth, Devon, TQ6 0DE

A substantial semi detached house with parking, situated in a prominent elevated position in this lovely sought after riverside South Hams village.

The property commands stunning widespread views across to Dartmouth and the River Dart, Waterhead Creek and the surrounding countryside.

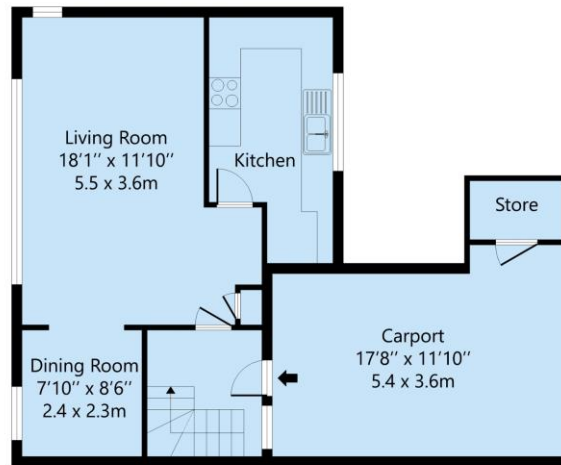
This much loved family home has been meticulously maintained by the current vendors, and the immaculate accommodation is very well presented throughout.

The property sits over three floors, and is accessed from Higher Contour Road. From the entrance hall the accommodation leads in to the main living space comprising of a light bright kitchen, and a sitting room with feature fireplace which is open through to the dining room area. Stairs lead down to two guest bedrooms, a family bathroom, a separate w.c. and a most useful utility room with door out to a rear part paved and decked terrace. Finally on the lower ground floor is the main bedroom with en suite shower room and a further guest bedroom.

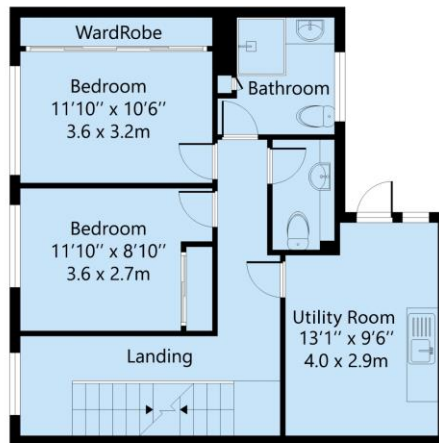
Outside, at street level is the covered car port providing much sought after parking. The garden to the front of the property is well terraced, and represents a great low maintenance option. There are three good sized terraces, one of which is paved, one is decked and finally there is a lawned terrace completing the garden.

Kingswear sits on the east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club. A seasonal steam train service operates to Torbay and the village is linked to Dartmouth by passenger and car ferry services operating continuously throughout the year. Churston Golf course and sandy beaches are within four miles.

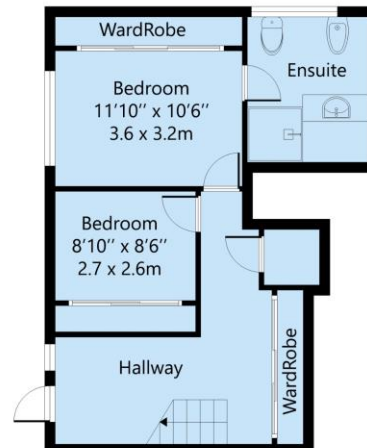




STREET LEVEL



GROUND LEVEL



LOWER GROUND LEVEL

EBB TIDE

Total area 160 Sq.m (1722 Sq.ft) Approx.
(Excluding Outbuildings)



NB. This Floor Plan is for illustrative purposes only,
all dimensions are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

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

COUNCIL TAX

Band E

SERVICES

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

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

By car, take the lower ferry to Kingswear and continue heading out of the village towards Brixham. At the junction turn right heading back in to the village, where the road splits take Higher Contour Road and the property is 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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