



**Tiller Cottage, 19 Crowthers Hill, Dartmouth,
TQ6 9QX**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





Tiller Cottage, 19 Crowthers Hill, Dartmouth, TQ6 9QX

Tiller Cottage is a charming period cottage, located in an elevated position within a few minutes' walk of the town centre.

This lovely home is beautifully presented throughout and has an abundance of period features, covered parking and a delightful mature garden.

Arranged over 2 floors, on the ground floor is the open plan sitting / dining room with a feature fireplace with wood burning stove and a well fitted and equipped kitchen. On the first floor there are 2 bedrooms and a beautifully fitted shower room.

Double doors from the landing give access to the really lovely rear garden, bursting with mature planting and raised beds, with private seating areas ideal for al fresco dining. There is a private parking space underneath the cottage.

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

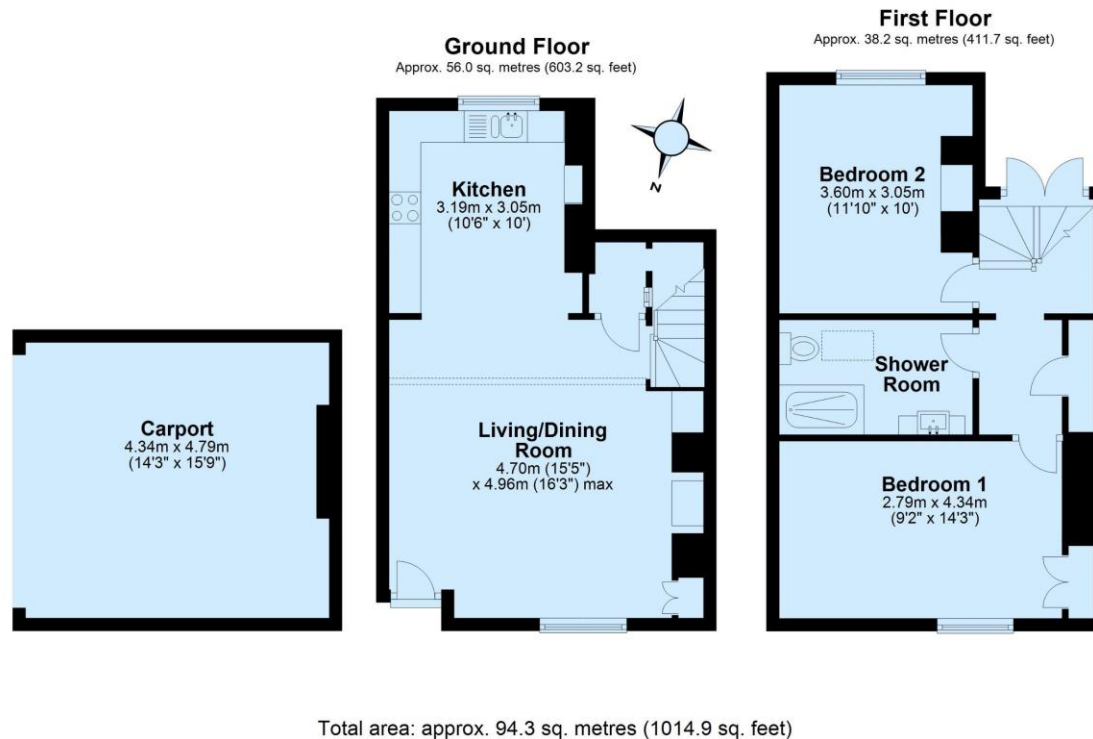
KEY FEATURES

- Charming Period Cottage
- Beautifully Presented Throughout
- Within A Few Minutes' Walk Of The Town Centre
- Under Cover Private Parking Underneath The Cottage
- 2 Bedrooms
- Delightful Well Established Garden
- Mains Electricity, Water & Drainage
- Electric Heating

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC RATING F | COUNCIL TAX D | TENURE Freehold

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19 Crowthers Hill, Dartmouth



DIRECTIONS

From our offices on Hauley Road turn right onto Fairfax Place and take the first left up Smith Street. Bear round to the left onto Crowthers Hill and continue up the hill. Tiller Cottage will be found on the left 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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