

# HAZELDENE KINGSWEAR



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



## Hazeldene | Brixham Road| Kingswear | Devon | TQ6 0BA

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An absolutely charming substantial semi detached house situated within a short walk of the heart of this picturesque riverside village.

This home is bursting with period features, and has been a much loved family holiday home for many years; it enjoys the most gorgeous views of the River Dart, Dartmouth beyond and the surrounding countryside.

Hazeldene has accommodation arranged over three floors, and has spacious and light rooms with pretty period features throughout.

On the ground floor is a welcoming entrance hall, the charming sitting room with large bay window and double doors through to the dining room. There is a kitchen to the rear with a large utility room and shower room off.

On the first floor there are three bedrooms and the family bathroom and there are two further bedrooms on the second floor.

The front garden has been terraced and paved for ease of maintenance and is a wonderful place to sit and take in the stunning views. There is access to Lower Contour Road via steps from the rear of the property.

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.

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Dartmouth Office

01803 839190 |

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# Property Details

Guide Price:	£495,000
Services:	Mains electricity, water & drainage. Night storage heaters
EPC Rating:	G
Council Tax:	Band E
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

## Key Features

- Charming Semi Detached House
- Stunning Views Of The River Dart
- Light & Spacious Rooms With Lovely Period Features
- 5 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Low Maintenance Terraced Front Garden
- Eligible For Residents Parking Permit

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others 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.

## Directions

ITake the lower ferry across from Dartmouth to Kingswear and follow the road through the village onto Brixham Road towards the Marina where the house will be found a little further along on the right hand side.

## Viewing

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





# Floor Plans



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