



**2 Bell Cottages, Riverside Road, Dittisham,
Dartmouth, Devon, TQ6 0HS**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





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A charming cottage situated in the heart of this most picturesque River Dart village, which enjoys stunning views across the churchyard to the river and countryside beyond.

This lovely home is well presented throughout and has recently been used as a successful holiday let.

The property is arranged over three floors, comprising on the ground floor of an entrance hall with cloakroom off and a lovely open plan kitchen / dining room. There is a comprehensive range of wall and base units with integrated oven and hob and space for a fridge, freezer, dishwasher and washing machine. Double doors lead out from the dining room to the pretty secluded rear courtyard garden. The spacious sitting room with a feature fireplace is on the first floor and has pretty views across the village to the River Dart and surrounding countryside. On the second floor there are two bedrooms and a well fitted family bathroom.

To the front is a small paved terrace and a pathway to the side leading to the rear courtyard garden, a charming secluded walled courtyard with mature planting which provides a lovely space for alfresco dining. A gate leads from the courtyard to a shared car park where the property has one allocated parking space.

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.

KEY FEATURES

- Charming Two Bedroom Cottage
- Courtyard Garden
- One Allocated Parking Space
- Pretty Riverside Village Location
- Open Plan Kitchen / Dining Room
- Mains Electricity Water & Drainage
- Partial Night Storage Heating & Wall Mounted Electric Heaters

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC E | COUNCIL TAX N/A | TENURE Freehold

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Total area: approx. 102.1 sq. metres (1099.5 sq. feet)



DIRECTIONS

Proceed out of Dartmouth towards Totnes. After approximately 3 miles turn right at the Sportsmans Arms, Hemborough Post, signposted to Dittisham. On entering the village turn right onto Riverside Road just after The Red Lion Inn where the property will be found 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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