



50 Churchfields, Dartmouth, Devon, TQ6 9HJ

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





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A lovely detached bungalow situated in the popular residential area of Churchfields with lovely views, garden, garage and parking.

This is a much loved and looked after home which has been improved by the current owners and is now beautifully presented throughout. There is a welcoming entrance hall leading in to the light and spacious open plan living space which has two sets of double doors leading out to a paved dining terrace. There is a lovely sitting room and dining area which is open to the well fitted and equipped kitchen with a good range of wall and base units and with integrated appliances. The three bedrooms are all good sized double rooms and there is a stylish fully tiled shower room.

The garden to the front is bursting with mature planting and to the rear is a lovely low maintenance terraced garden. The property also benefits from a garage with electric up and over door and driveway parking.

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

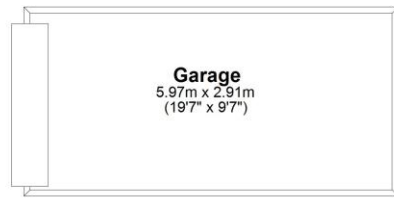
- Beautifully Presented & Improved Detached Bungalow
- 3 Double Bedrooms
- Popular Residential Area
- Low Maintenance Rear Garden
- Lovely Views Across The Town
- Garage & Driveway Parking
- Mains Electricity, Gas, Water And Drainage.
- Gas Fired Central Heating – New Boiler January 2024

BEDS 3 | BATHS 1 | RECEPTS 1/2 | EPC C | COUNCIL TAX Band D | TENURE Freehold

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Lower Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor

Approx. 90.3 sq. metres (972.1 sq. feet)



Total area: approx. 90.3 sq. metres (972.1 sq. feet)



DIRECTIONS

Head out of Dartmouth along College Way and take the second left into Church Road. Continue past the small green on the left hand side and turn right into Churchfields. Bear left onto the lower 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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