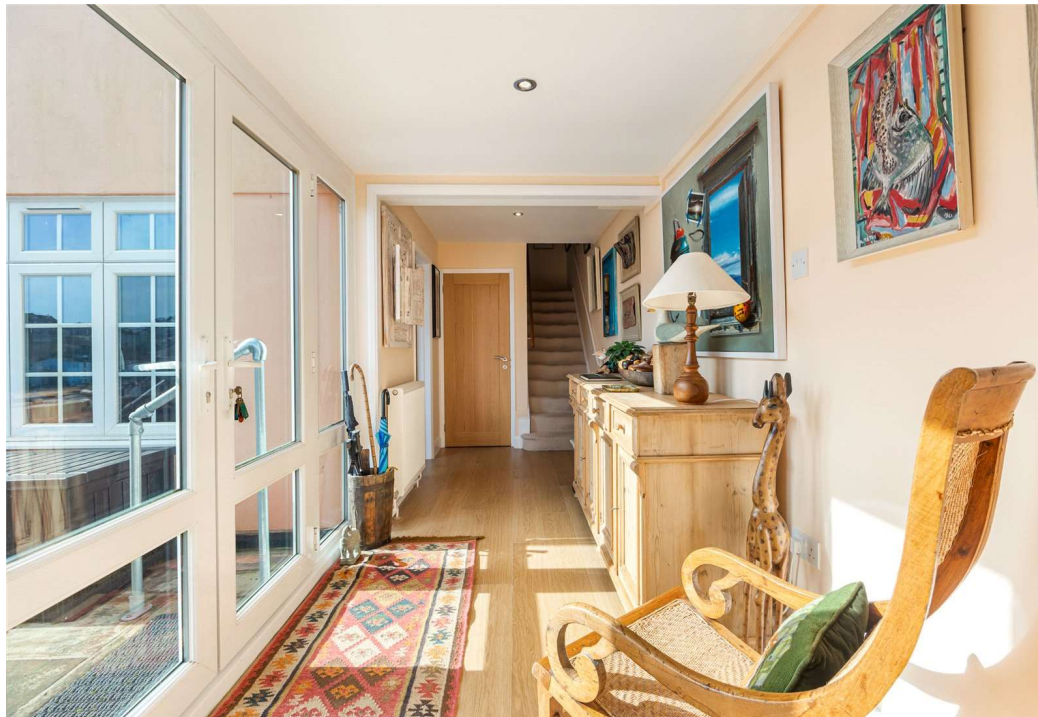




15 Town Close, Dartmouth, Devon, TQ6 9ES

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





A modern terraced town house sitting in an elevated position just a short walk from the heart of the town which enjoys a pleasant aspect of the surrounding valley and back down towards the town centre.

This lovely home is beautifully presented throughout having been improved by the current vendor, and is flooded with natural light. With 3/4 bedrooms, low maintenance gardens and a garage with hardstanding parking in front, this property makes an ideal lock up and leave bolthole or family home.

Steps lead up to the front garden providing access to the house. On the ground floor is a welcoming entrance hall, a study/home office which could be used as a fourth bedroom and a downstairs cloakroom. There is a beautiful well equipped newly fitted kitchen leading to the useful utility room with back door out to the rear courtyard where there is a store area. The main living room is open plan and is a good sized light filled room with the sitting room area to the front and a dining area to the rear, with lovely feature double doors out to the pretty rear courtyard. On the first floor are three bedrooms all of which have built in storage / wardrobes and there is a stylish fitted shower room.

The gardens are low maintenance - the front garden is mainly paved with plenty of mature planting, and provides a wonderful al fresco dining space, and there is an additional sunny secluded seating area all with gorgeous views across the valley. The courtyard to the rear of the house makes a great additional garden area and provides another sunny sitting out space. There is a garage with hardstanding parking to the front a short way from the house.

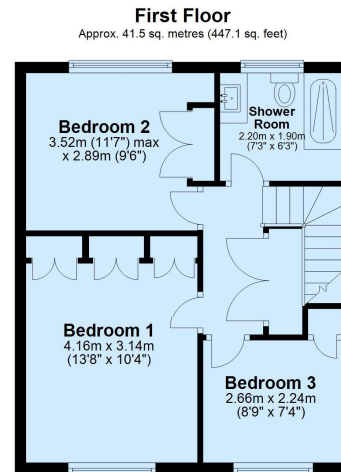
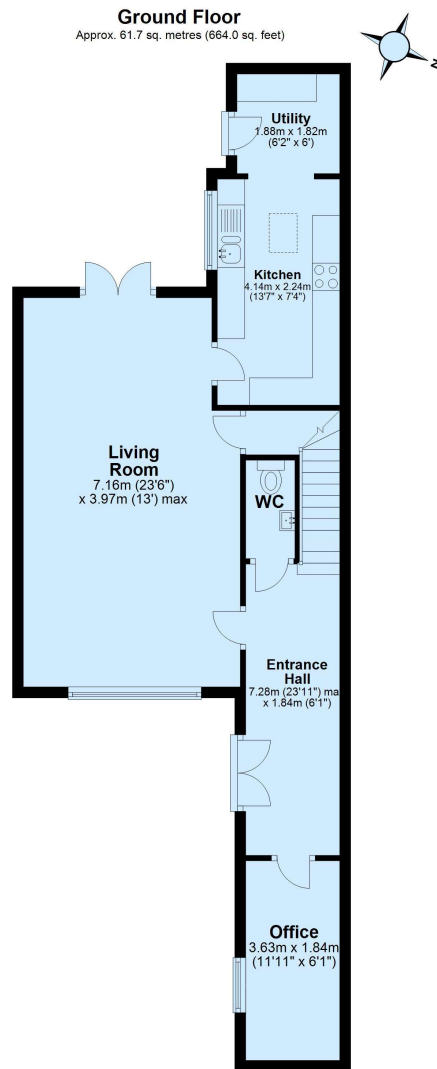
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of 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 Town House
- Bright Light Filled Accommodation
- Garage & Hardstanding Parking
- 3/4 Bedrooms
- Stunning New Kitchen
- Spacious Open Plan Sitting / Dining Room
- Home Office / Study
- Wonderful Front Paved Terrace
- Short Walk To The Town Centre
- Mains Electricity, Gas, Water & Drainage. Gas Fired Central Heating

BEDS 3/4 | BATHS 1 | RECEPTS 1 | EPC Rating C | COUNCIL TAX Band E | TENURE Freehold

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Total area: approx. 103.2 sq. metres (1111.0 sq. feet)



DIRECTIONS

From the Dartmouth office turn right in to Fairfax Place and continue past the Boat Float turning left into Duke Street which in turn becomes Victoria Road. At the crossroads just beyond the bowling green turn right into Vicarage Hill and first left into Town Close and the property will be found up some steps on the right at the end of the close.

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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