



The Haven, 4 Horn Hill, Dartmouth, Devon, TQ6 9RA

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





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A really charming period home in a most popular quiet location in the heart of this wonderful riverside town.

This pretty home is light and spacious throughout with two double and one single bedrooms, one of which has an en suite shower room, two reception rooms with home office potential and views of the River Dart.

The property is situated on Horn Hill and has a pretty courtyard garden to the rear. The accommodation is over 4 floors, comprising on the lower ground floor of a sitting room / study / home office which has a feature stone hearth with woodburning effect stove and double doors leading out to the courtyard. On the ground floor is the entrance hall with useful store, 2 bedrooms, one of which has built in cupboards, and a family bathroom. The main living space is on the first floor, a lovely light filled room with three large windows and a wood effect gas fire, and is open plan with a well fitted kitchen with a range of wall and base units, a dining area and a sitting room area. The main bedroom is on the second floor with pretty views of the River Dart, fitted cupboards and an en suite shower room. The courtyard to the rear of the house has a small pond and provides plenty of space to enjoy outdoor living, and there is gated access via a pathway on to Higher Street.

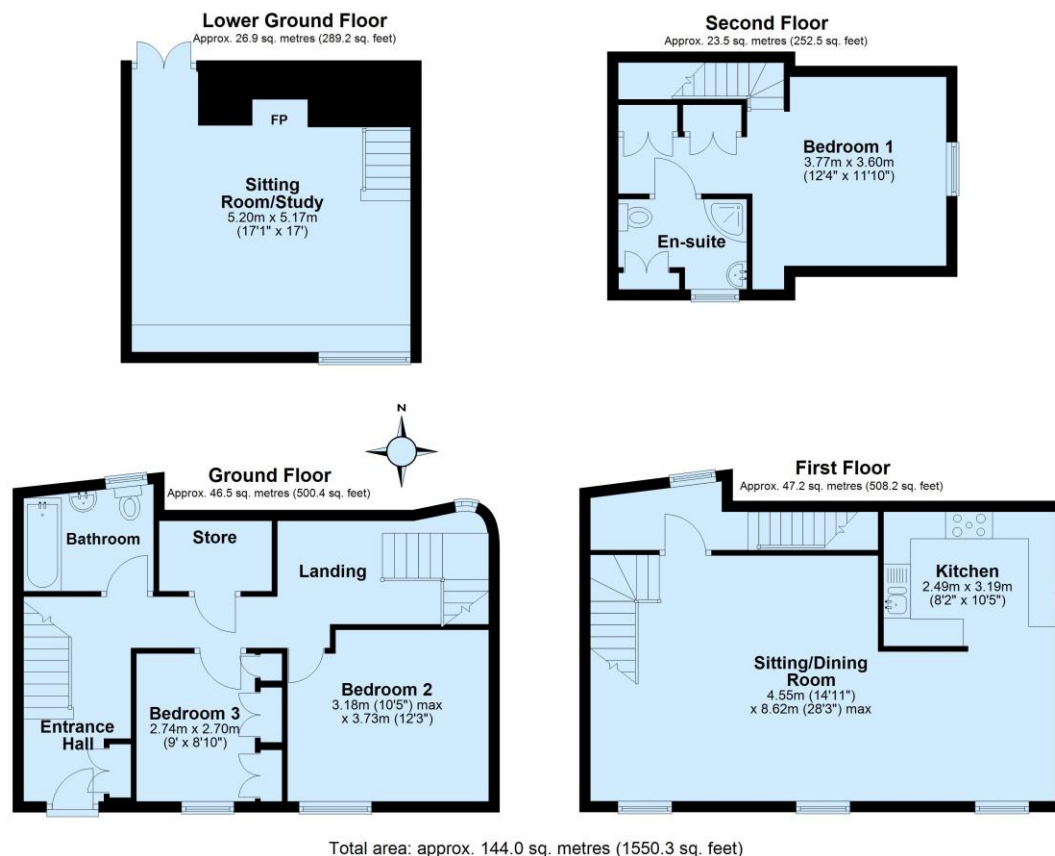
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of 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

- Charming Period Home
- 3 Bedrooms
- 1 En Suite
- 2 Reception Rooms
- River Views
- Pretty Rear Courtyard Garden
- Lovely Town Centre Position
- Mains Electricity, Gas, Water & Drainage
- Gas Fired Central Heating

BEDS 3 | BATHS 2 | RECEPTS 2 | EPC D | COUNCIL TAX Band E | TENURE Freehold

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DIRECTIONS

On foot from our offices in Hauley Road proceed up Horn Hill Steps (adjacent to Whistlefish Gallery). Cross over Higher Street by the Cherub Inn and The Haven 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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