



18 Higher Broad Park, Dartmouth, Devon, TQ6 9HA

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS









## 18 Higher Broad Park, Dartmouth, Devon, TQ6 9HA

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.

18 Higher Broad Park is a detached home situated in an elevated position within walking distance of the town centre with its amenities and the River Dart. This three bedroom property has a largely southerly aspect with delightful views across the valley to open fields and also across the town to the River Dart.

On the ground floor is an open plan kitchen/dining room, 2 bedrooms and a shower room. There is a further bedroom, a second shower room and a useful home office on the first floor together with the sitting room with access out to the lovely good sized balcony.

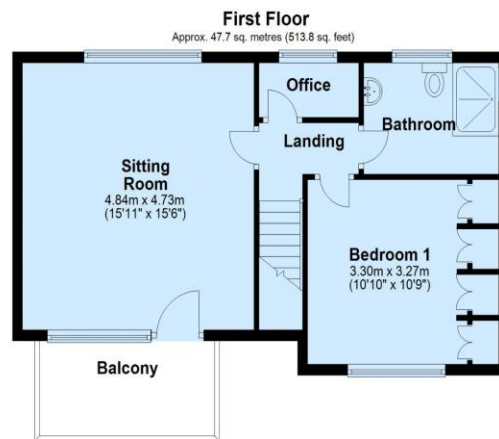
The gardens to the front and rear are well terraced with plenty of mature planting and decked areas to sit and enjoy the view across the valley. There is a single garage and allocated parking for a further two vehicles.

### KEY FEATURES

- Well Presented Detached House
- Peaceful Elevated Position
- Views Across The Valley Of The Surrounding Countryside
- 3 Bedrooms, 2 Bathrooms
- Home Office
- Garage & Additional Parking
- Terraced Gardens
- 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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Total area: approx. 105.2 sq. metres (1132.2 sq. feet)



### DIRECTIONS

From the Dartmouth office turn right in Fairfax Place and continue ahead passing the boat float on your right. Turn left on to Duke Street which in turn becomes Victoria Road. Continue up the hill and shortly after the sharp right hand bend, turn left on to Higher Broad Park. 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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