



12 Ford, Dartmouth, TQ6 9DT

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





Nestled in a peaceful and private road just off Victoria Road, this charming period home is just a short, gentle walk from the heart of the town and the picturesque River Dart. Combining timeless character with modern comfort, the property has been meticulously maintained and thoughtfully upgraded by the current owner, resulting in a home of real warmth, quality, and style.

Set over four floors, the accommodation is well proportioned, filled with natural light, and brimming with delightful period features. From the welcoming stable door entrance, you step into a stunning open-plan kitchen and dining area—an inviting space with a comprehensive range of units, integrated appliances, and a dining area perfect for entertaining. The elegant sitting room boasts a beautiful period fireplace and a large bay window, creating a cosy yet light-filled atmosphere. A spacious, contemporary bathroom completes the first floor. On the second floor, the main bedroom features built-in wardrobes and another large bay window that floods the room with sunlight. A second double bedroom overlooks the rear of the house. The third floor houses a third bedroom, currently used as a home office, providing flexibility for modern living.

Outside, the private garden is a true highlight. With 2 useful sheds, mature, well-stocked planting and a sunny aspect, it offers a tranquil, low-maintenance space ideal for relaxing or entertaining in the evening sun.

This is a rare opportunity to acquire a beautifully presented home in a lovely location, offering a peaceful lifestyle just moments from the vibrant town centre and riverside. A viewing is highly recommended to fully appreciate all that this gorgeous home has to offer.

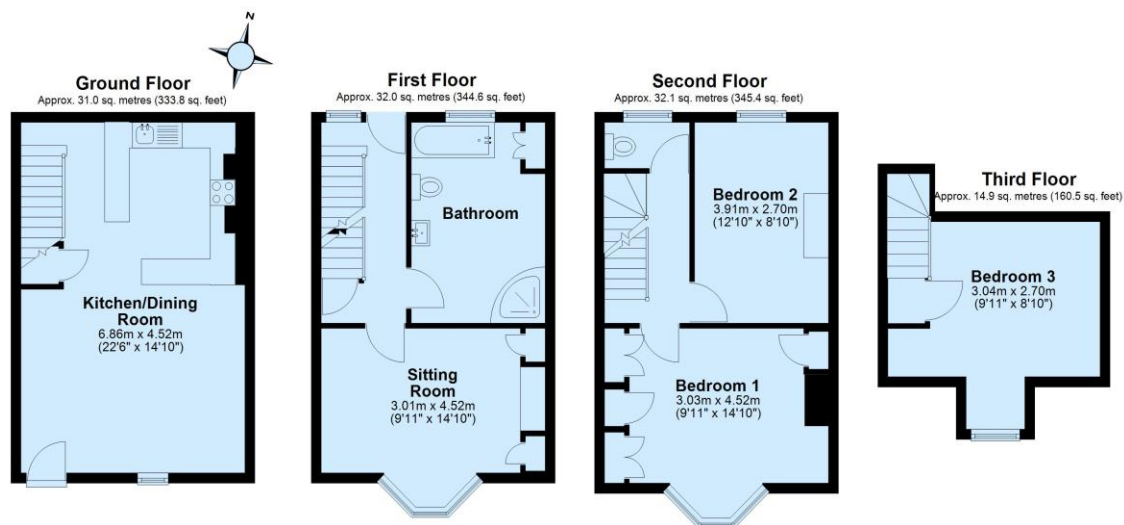
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of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

- Delightful Terraced Period Home
- Lovely Level Central Position
- Charming Sunny Low Maintenance Garden
- Short Walk To The Town Centre & River Dart
- 3 Double Bedrooms, 1 Bathroom
- Unrestricted Roadside Parking Nearby
- Mains Electricity, Gas, Water & Drainage
- Gas Fired Central Heating

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

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DIRECTIONS

From the Dartmouth Marchand Petit office turn right in to Fairfax Place and continue past the Boat Float on your right hand side. Turn left in to Duke Street which becomes Victoria Road, then turn right just before the road begins to climb and the entrance to Ford is on the left 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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