



3 Waterhead Terrace, Kingswear, TQ6 OBB

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
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This delightful mid-terraced period cottage enjoys a level position near the end of the creek, directly opposite the village green, offering picturesque views of the River Dart and the surrounding countryside.

Arranged over three floors, the accommodation begins on the ground floor with a light-filled sitting room featuring a charming tiled fireplace with a wooden mantel surround. The adjacent dining room includes stairs to the first floor and leads through to a well-appointed galley-style kitchen, fitted with a range of wall and base units.

The first floor comprises two en suite bedrooms—one currently serving as a home office, and the other benefitting from a range of built-in wardrobes. A third bedroom with en suite shower room and an additional study are located on the second floor.

Outside, the front of the property boasts a paved courtyard garden with two useful storage units. To the rear, a decked balcony on the first floor provides an elevated spot to relax and enjoy the surroundings.

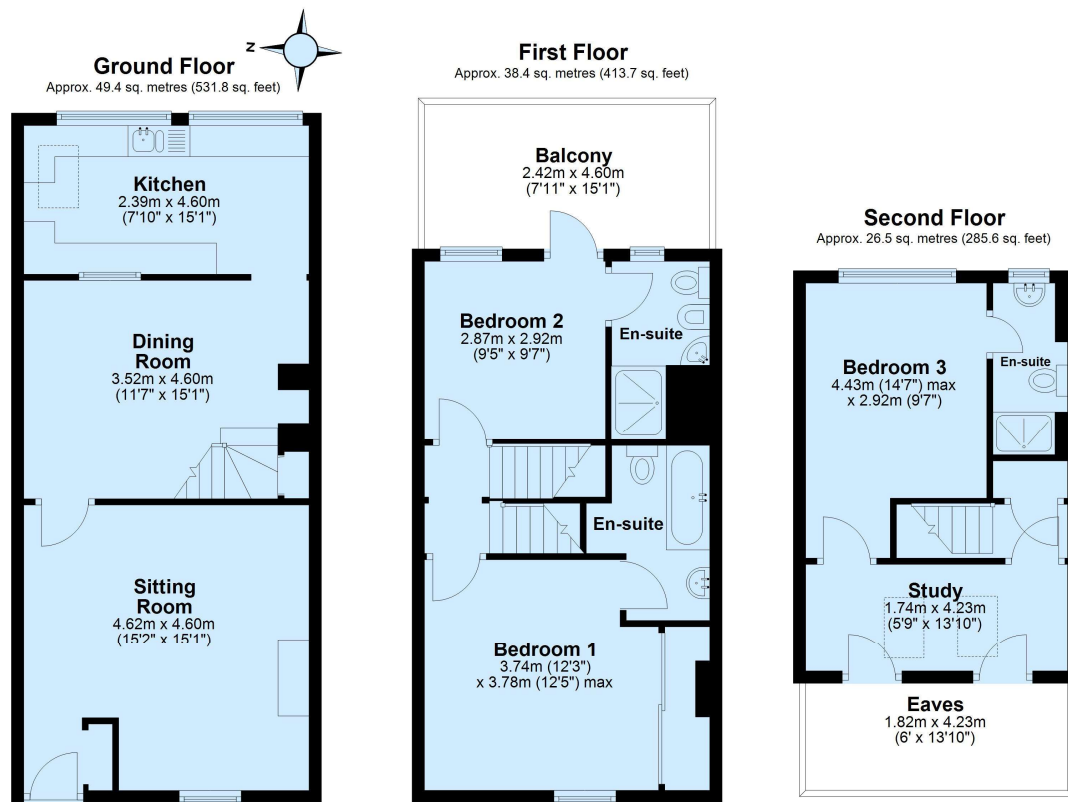
Kingswear sits on the east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club. A seasonal steam train service operates to Torbay and the village is linked to Dartmouth by passenger and car ferry services operating continuously throughout the year. Churston Golf course and sandy beaches are within four miles.

KEY FEATURES

- Charming Period Cottage
- 3 Bedrooms
- 3 En Suites
- 2 Spacious Reception Rooms
- Pretty Views Across The Creek & Surrounding Countryside
- Front Garden & Rear Decked Balcony
- Mains Electricity And Water. Private Drainage
- LPG Heating

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

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190
dartmouth@marchandpetit.co.uk www.marchandpetit.co.uk



Total area: approx. 114.4 sq. metres (1231.1 sq. feet)



DIRECTIONS

Take the lower ferry across from Dartmouth to Kingswear and follow the road through the village passing the marina on your left hand side. Waterhead Terrace is towards the end of the creek 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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