



Mewstone, Vicarage Hill, Dartmouth, TQ6 9EW

**SOUTH HAMS' LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





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A beautifully presented semi-detached home with a lovely outlook across the town with parking for 2 cars, 3 double bedrooms, outside space and the use of a communal swimming pool.

Situated on Vicarage Hill, and with really convenient pedestrian access from North Ford Road, this house is light and spacious throughout and situated just a short walk from the heart of the town and the River Dart.

Having been refurbished by the current owners to include a stylish new kitchen and replacement bathrooms, this home is ready to move in to. On the second floor is a lovely galleried entrance hall which provides a most useful study/reading area with a large picture window overlooking the town to the river, the main bedroom and shower room. Stairs lead down to the first floor and the sitting room, a lovely spacious room with feature gas wood burning stove and door out to a good sized balcony spanning the width of the property and with views across the town and surrounding countryside, and the well fitted and equipped kitchen / dining room also with access out on to the balcony. On the lower ground floor there are 2 further double bedrooms both with access to a further decked balcony which leads down to a terraced area, and a family bathroom with separate w.c.

As well as two decked balconies and terrace, there are communal grounds from where to enjoy the surrounding views, and a swimming pool with paved sun terrace. The property benefits from two allocated parking spaces.

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 Refurbished House
- Short Level Walk To The Town Centre
- 3 Double Bedrooms
- 2 Parking Spaces
- Private Outside Spaces
- Communal Grounds With Swimming Pool
- Pretty Views
- Mains Gas Electricity Water & Drainage
- Gas Fired Central Heating
- 999 year lease from 2000 & Share Of Freehold
- £1600 p.a. paid quarterly. £100 ground rent per annum

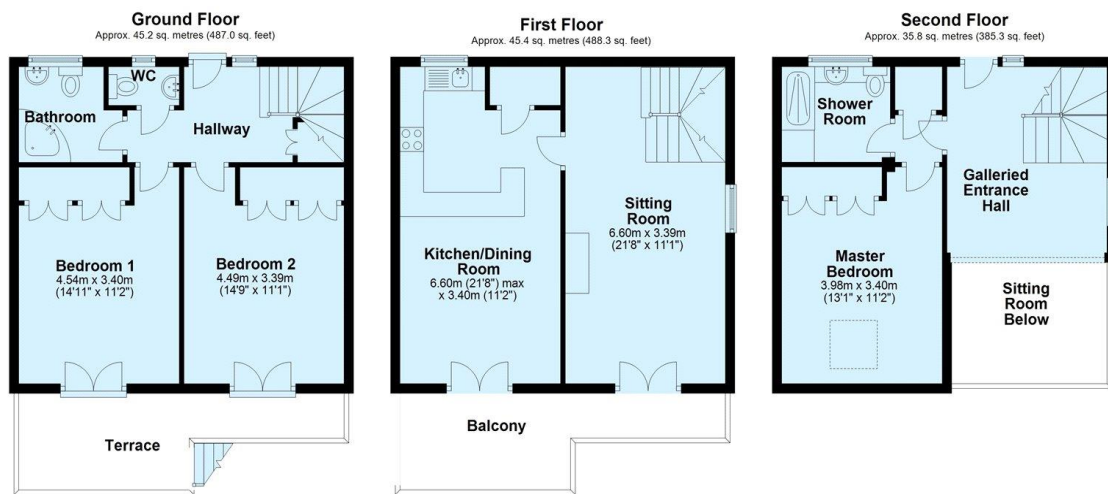
BEDS 3 | BATHS 2 | RECEPTS 2 | EPC D | COUNCIL TAX D | TENURE Long Lease / Share of Freehold

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190

dartmouth@marchandpetit.co.uk www.marchandpetit.co.uk



Mewstone, Dartmouth



Total area: approx. 126.4 sq. metres (1360.7 sq. feet)



DIRECTIONS

From the Dartmouth offices in Hauley Road turn right and continue along Fairfax Place past The Boat Float on the right. Turn left on to Duke Street which continues on to Victoria Road. Take the right hand turn on to Vicarage Hill and continue up the hill, the parking for the property is on the right hand side. There is pedestrian access on North Ford Road.

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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