



Blackgate



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2 Mount Boone Way, Dartmouth, TQ6 9PL

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A beautifully presented, 3 double bedroom detached house set in an elevated position enjoying far-reaching views of the River Dart and across to Kingswear.

- Beautiful Corner Plot
- Wonderful Views Of The River Dart
- 3 Double Bedrooms
- Large loft space
- Parking & Garage
- Popular Residential Area
- Freehold
- EPC D / Council Tax N/A

Guide Price £725,000

SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

DESCRIPTION

Blackgate occupies a large corner plot on the highly-sought after residential roads of Mount Boone and Mount Boone Way situated in an elevated, southerly position yet only a few minutes walk from the town centre and River Dart. In addition, the property offers ample off road parking, a broadly level plot, spacious and bright accommodation and wonderful far-reaching views over Dartmouth, the River Dart and across to Kingswear. On the ground floor is a large sitting room, dining room, smartly finished kitchen/breakfast room and garage with utility area to the rear. To the first floor are three double bedrooms and a family bathroom. The property also benefits from a good sized loft offering much potential to add an additional bedroom or living space (subject to necessary permissions).



ACCOMMODATION

A tiled entrance porch leads to the front door and in turn the entrance hallway which has a large cupboard beneath the staircase for shoes and coats as well as access to the cloakroom with WC and wash hand basin. Double, glazed doors open to the spacious sitting room which is bright and airy due to triple aspect windows and French doors opening to the garden whilst a feature, tiled fireplace provides a warming focal point. Next to the sitting room is the dining room which has plenty of space to accommodate a large dining table, perfect for family gatherings whilst admiring the view of the Britannia Royal Naval College. The kitchen/breakfast room offers a range of floor and wall mounted units above and below tiled surrounds and wooden worktops. The kitchen features an integrated electric oven and gas hob whilst there is space for a fridge/freezer, dishwasher, washing machine and breakfast table. An internal door leads from the kitchen to the garage and a useful utility area where there is space for additional appliances and a door opening to the garden.

A turned staircase passes a large, feature window which floods the stairs in natural light and rises to the first floor landing. The landing provides access to the three double bedrooms, family bathroom, the loft and an airing cupboard housing the boiler. Bedrooms two and three will both accommodate a double bed, have built in wardrobes and enjoy a wonderful outlook towards the River Dart. The principle bedroom is of superb size and similar in proportion to the sitting room below. The room also benefits from triple aspect windows and patio doors which open to a balcony which provides the best view from the property across the River Dart to Kingswear. This spacious room also features an enclosed shower and wash hand basin. The family bathroom is partially tiled and includes a bath with shower over, WC and wash hand basin. A loft hatch with ladder leads to a sizeable loft which is partially boarded, has a good head height, power, a window to one side and could provide potential to create an additional bedroom or living space (subject to necessary permissions).

OUTSIDE

To the front of the property is space to park two/three vehicles or a boat in front of the garage. The garage has an electric up and over door and provides internal access to the property via the kitchen. The garden is mostly level and is laid to lawn, wrapping around three sides of the property. The lawn is interspersed with a variety of mature trees and shrubs providing a wealth of colour and privacy. The orientation of the property also allows spaces to sit and admire the sun from the morning through to the evening with the front lawn a particularly lovely spot to enjoy the late afternoon sunshine. To the rear of the property is a terrace which can be accessed from the sitting room or the utility area making this a perfect area for alfresco dining and entertaining whilst enjoying the view towards Britannia Royal Naval College. Also situated to the rear of the property is access to useful undercroft storage which is suitable for storing garden furniture and equipment.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. Ultrafast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

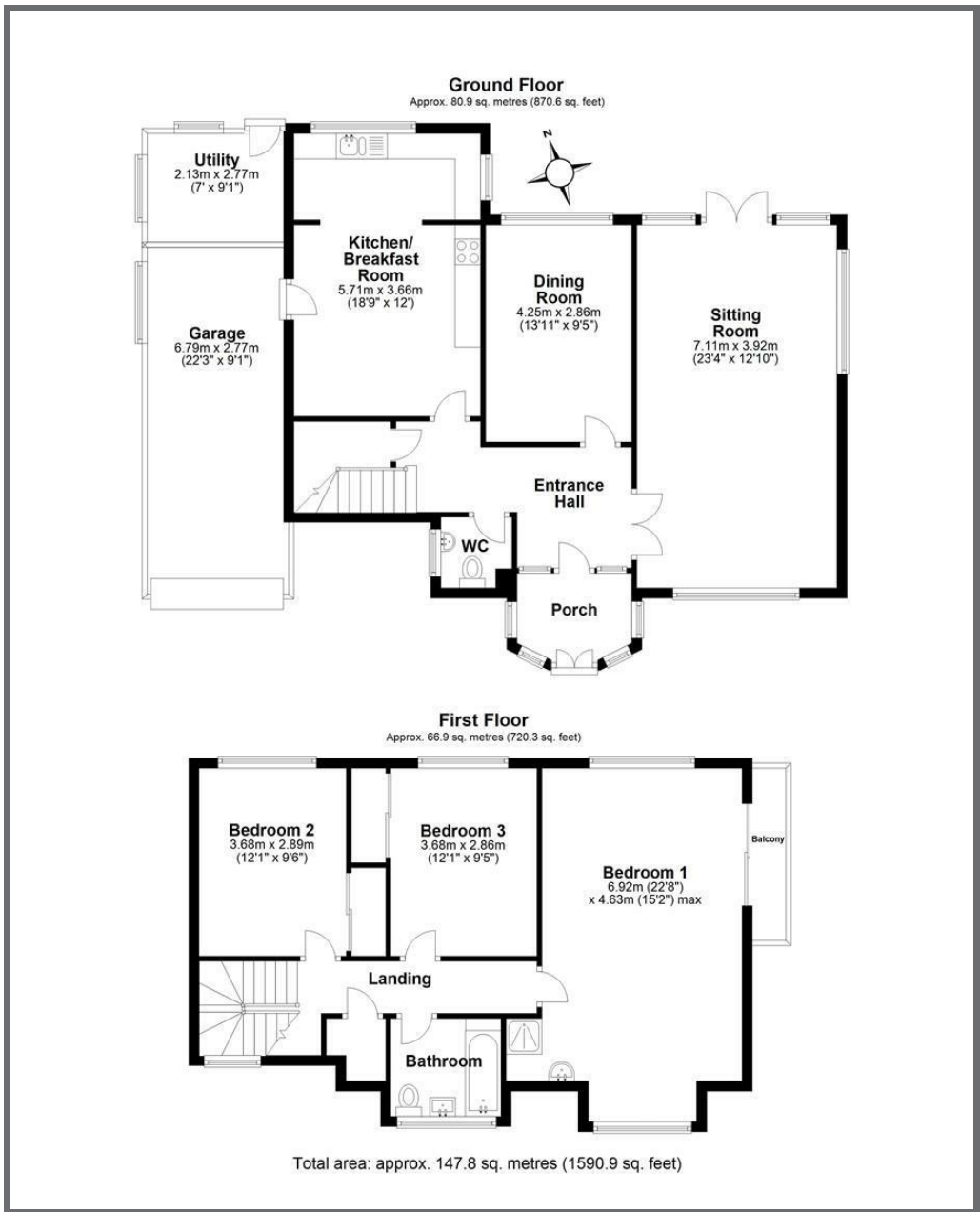
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and when you reach the beginning of Townstal Road, turn right onto Mount Boone and then after a short distance turn left on to Mount Boone Way. Blackgate will be found immediately on the right-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	