



East By North



East By North

45 Sandquay Road, Dartmouth, TQ6 9PH

Totnes 13 miles Plymouth 30 miles Exeter 40 miles.

A charming, period home set in an elevated position enjoying wonderful views over the River Dart and across to Kingswear.

- No Onward Chain
- Front & Rear Patios
- Potential Loft Conversion (STP)
- Freehold
- Wonderful River Views
- Period Features
- Residents Parking Permit Available
- EPC D / Council Tax D

Guide Price £445,000

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

Sandquay Road is a quiet, residential road running parallel to the banks of the River Dart and only a short, gentle walk to the town centre. East By North is a charming, period home enjoying wonderful views of the River Dart and is brimming with character features. On the ground floor is a beautiful sitting room with bay window, feature fireplace and high ceilings, a kitchen/dining room and a shower room. On the first floor are two double bedrooms with bedroom one enjoying the same bay window as the sitting room below. There is also a third bedroom which would serve well as a study, a cloakroom and a loft ladder leading to a boarded loft space with two Velux windows offering potential for conversion (subject to necessary permissions). Outside there are front and rear patios whilst residents permit parking is available close to the property on Sandquay Road.



ACCOMMODATION

The front door leads to an entrance porch and in turn a beautiful stained glass door which opens to the charming sitting room brimming with character features. The room benefits from a wonderful bay window with window seat offering the perfect spot to sit and admire the views over the River Dart and across the surrounding countryside. The room also features a beautiful high ceiling, picture and dado rails and a decorative fireplace. Next to the sitting room is the kitchen/dining room which has a sash window overlooking the rear courtyard and a range of floor and wall mounted shaker style units above and below tiled surrounds. The kitchen offers an integrated electric oven, hob and there is space for a fridge and dishwasher. Neatly tucked under the stairs is a useful pantry cupboard with shelving whilst next to the kitchen is a utility area with space and plumbing for a washing machine and freezer and door leading to the rear courtyard. Completing the accommodation on the ground floor is a beautiful, partially tiled shower room with WC, wash hand basin and the gas fired boiler.

Stairs rise to the first floor landing which has a stained glass panel in the ceiling allowing natural light to flood the area. Bedroom one is situated to the front of the property and enjoys the same bay window and breath-taking views as the sitting room below. The room features a decorative fireplace and large built in wardrobes. Bedroom two also has a decorative fireplace, built in wardrobe and a sash window with view of the rear garden as well as a period vanity unit with inset sink. Bedroom three has built in bunk beds and an airing cupboard housing the hot water cylinder as well as a cloak room with WC and wash hand basin. Accessed from the landing and via a loft ladder is a boarded loft which has power and two Velux windows offering the best views available from the property. This space offers much potential for further conversion (subject to necessary permissions) similar to many other properties on the road.

OUTSIDE

To the front of the property is a pretty patio offering an elevated position to watch the comings and goings on the River Dart and across to Kingswear. There is also plenty of space for dining furniture to enjoy the morning sunshine with breakfast and a cup of coffee. Leading from the utility area to the rear of the property is an enclosed, brick paved courtyard with white washed walls and a set of steps which rise to a low maintenance paved rear garden, with mature shrubs and plants and workshop. This space is perfect for entertaining and alfresco dining.

Residents permit parking is available close to the property on Sandquay Road.

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

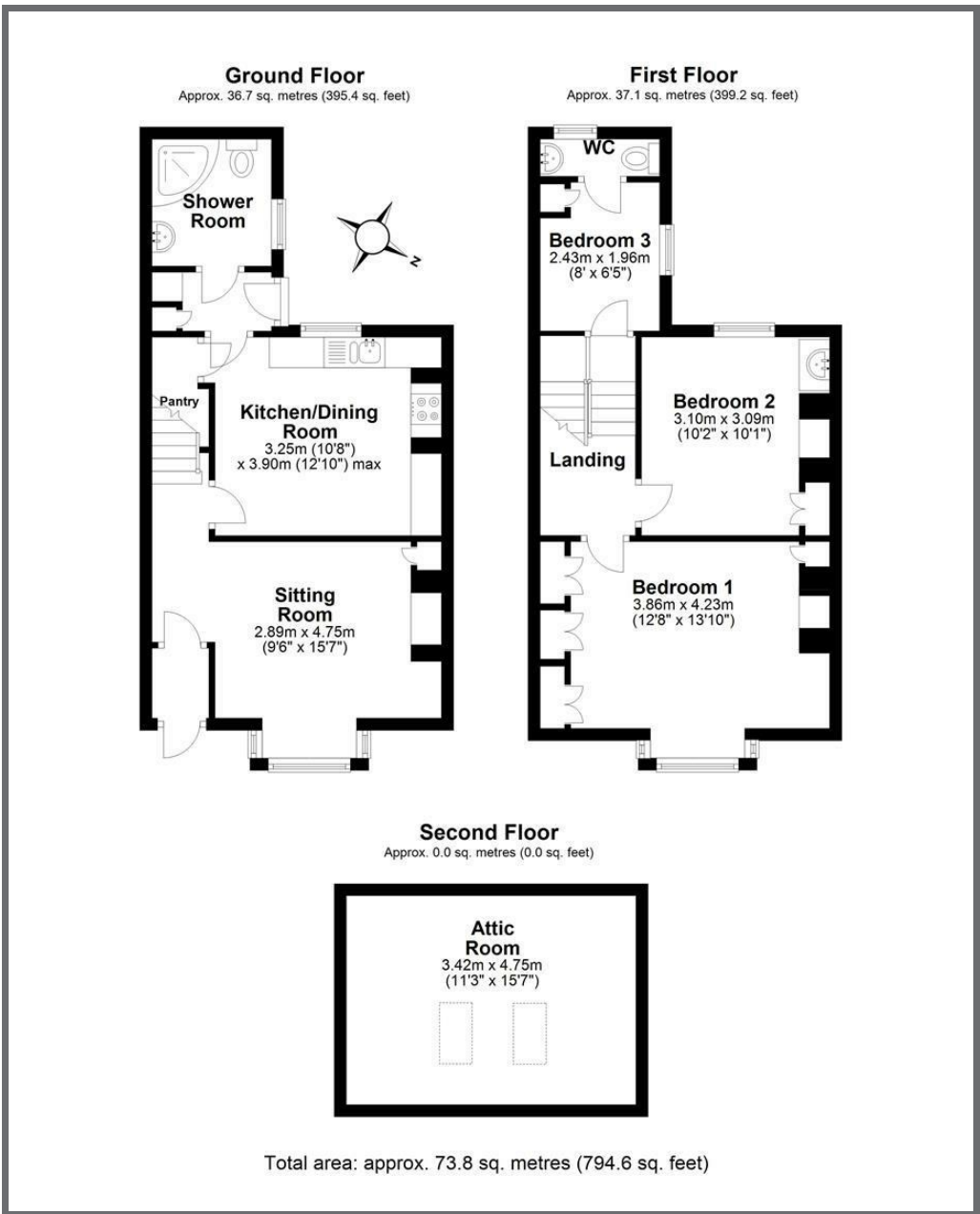
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office proceed towards the Higher Ferry via the one-way system. Proceed along Coombe Road, taking the left hand lane at the traffic lights. Turn left on to Sandquay Road passing the Floating Bridge Inn on the left and Dart Marina hotel on the right. Continue along Sandquay Road where you will find steps leading to the terrace on the left 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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 78 | 57 |
| EU Directive 2002/91/EC | | | |

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