



Lawnbank



# Lawnbank

1 Thurlestone Gardens, Dartmouth, TQ6 9HG

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A fully renovated, single storey house offering panoramic views over Dartmouth and out to sea with gardens, parking and garage.

- Stunning Panoramic Views
- 3 Bedrooms
- Mature Front & Rear Gardens
- Solar Panels
- Freehold
- Fully Renovated Throughout
- Shower Room with Additional WC
- Parking & Garage
- Tesla Powerwall Battery
- EPC E / Council Tax F

Offers In Excess Of £600,000

## 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

Lawnbank occupies a corner plot on the highly-sought after residential roads of Mount Boone and Thurlestone Gardens, situated in an elevated, southerly position, yet only a few minutes walk from the town centre and River Dart. The property has recently undergone a thorough program of refurbishment with no stone left unturned. The property now offers a new, green slate roof, solar panels with Tesla Powerwall battery, complete rewiring, new Haverland radiators, new windows and improved insulation throughout. The open plan living space with engineered oak flooring features a patio door opening to the decked terrace as well as an inset wood burning stove. There are three good sized bedrooms and a shower room with separate WC. Outside, there is a resin bound driveway in front of a single garage and mature gardens wrapping around the property.



## ACCOMMODATION

The attractive front door leads to the bright and airy, open plan living space with wonderful, engineered oak flooring which flows throughout the accommodation. The room is loosely divided, providing ample sitting and dining areas making this a sociable space and perfect for entertaining. Patio doors and a large picture window provide access to the breath-taking views, whilst an inset, wood burning stove with wooden surround provides a warming focal point in the winter months. The kitchen features a range of free standing units with wall mounted storage. There is space for an electric oven, fridge/freezer and dishwasher. To the side of the property is a newly installed conservatory providing additional reception space whilst there is also space and plumbing for a washing machine.

The property offers three good sized bedrooms, all with built in wardrobes. Bedrooms one and two offer similar proportions and overlook the rear garden whilst bedroom three enjoys views of the River Dart and surrounding countryside. The bedrooms are served by a smartly panelled shower room with WC, wash hand basin and heated towel rail whilst there is an additional separate WC and wash hand basin.

## OUTSIDE

A newly laid resin bound driveway rises from Thurlestone Gardens and provides parking for several vehicles in front of the garage. The garage has power and light and provides plenty of storage space. Alternatively, the garage offers potential to be converted to provide additional accommodation if required. In addition there is a useful cellar store accessed from the driveway that houses the Tesla Powerwall battery. Steps rise from the driveway and lead to the landscaped front garden which has lawn pathways and natural stone borders stocked with a variety of mature shrubs, providing a wealth of colour. Next to the front garden is the smart, composite decked terrace with stainless steel balustrade and glass panelling. The terrace provides panoramic views across Dartmouth from Britannia Royal Naval College and out to sea and is a perfect spot for alfresco dining. To the side of the property is a pedestrian gate leading to Mount Boone. A good sized area of lawn wraps around the side to the rear of the property which is enclosed by fencing and stone borders stocked with mature shrubs and trees. There is also a useful shed in the garden which has plumbing for a sink and a separate log store.

## TENURE

Freehold.

## SERVICES

Mains electricity, water and drainage. Individually controlled Haverland electric radiators. Solar panels and Tesla battery. Mains gas is connected to the property.

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](mailto:customer.services@southhams.gov.uk).

## VIEWING

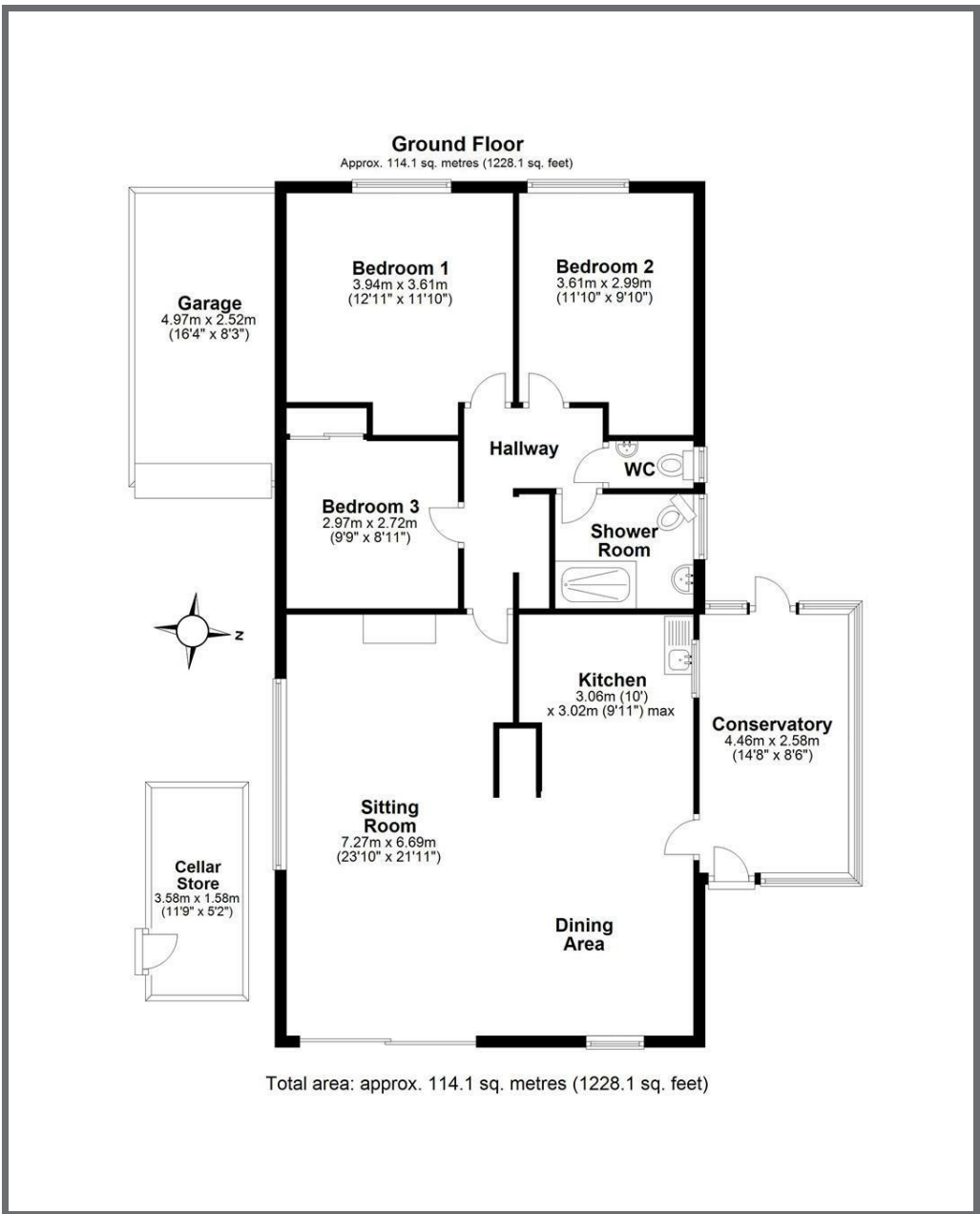
Strictly by prior appointment with Stags on 01803 835336.

## 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 where you will find the property immediately on 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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