



9, Sandquay Road



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Dartmouth, Devon TQ6 9PH

Totnes 13 miles Plymouth 30 miles Exeter 40 miles.

An end of terrace property situated in an elevated position enjoying beautiful views over the River Dart with front and rear gardens and garage.

- No Onward Chain
- 4 Bedrooms
- Private Terrace
- Freehold
- Garage
- Wonderful River Views
- In Need Of Some Refurbishment
- EPC D / Council Tax N/A

Guide Price £525,000

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. 9 Sandquay Road is a spacious, end of terrace family home situated in an elevated position offering wonderful far-reaching views over the River Dart and across to Kingswear. On the ground floor is a bright and airy sitting/dining room with bay window and French doors opening to a paved terrace to the rear of the property. There is also a kitchen, useful utility room and cloakroom. On the first floor are four bedrooms with bedroom one enjoying the same stunning views from the bay window as the sitting room below. Outside, there are various terraces for admiring the views as well as a small area of garden to the rear. Accessed directly from Sandquay Road is a good sized garage with power, light and water.



ACCOMMODATION

The front door leads to a sizeable entrance porch which offers plenty of space for shoes and coats and in turn leads to the internal hallway with useful understairs cupboard. The sitting/dining room is bathed in natural light with large bay window to the front of the property with window seat offering a wonderful spot to sit and admire the magnificent views across the River Dart and toward Kingswear. To the rear are French doors opening to a paved terrace which is perfect for alfresco dining. A gas fire provides a warming focal point in the cooler months and has built in storage and shelving to either side. To the rear of the property is a utility room which leads to the kitchen offering a range of floor and wall mounted units as well as space for an electric oven, fridge/freezer, dishwasher and washing machine. Accessed from the utility is a cloakroom with WC and wash hand basin.

A turned staircase rises to the first floor landing which leads to the four bedrooms and airing cupboard housing the hot water cylinder. Bedroom one is situated to the front of the property and benefits from the same bay window and breath taking river views as the sitting room below. This spacious room will easily accommodate at least a double bed and has a range of built in wardrobes. Bedroom two and three overlook the rear garden and both will accommodate a double bed as well as benefitting from built in wardrobes. Bedroom four is a single and would make an ideal study or nursery. The bedrooms are served by a tiled bathroom featuring a bath with a shower over, WC and wash hand basin.

OUTSIDE

Accessed from Sandquay Road is a spacious garage with power, light and water supply. Steps to the side of the garage lead to a paved terrace with mature shrub borders. Steps continue to lead to the front of the property and an additional seating area which enjoys stunning views over the River Dart and across to Kingswear. There is side access around the property to the rear garden where there is an area of lawn with mature shrub borders.

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 property 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(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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