



Creek Haven



Creek Haven

Lower Contour Road, Kingswear, Devon, TQ6 0AL

Torquay 10 miles Totnes 11 miles Exeter 39 miles

A beautifully presented, detached home enjoying wonderful views of the River Dart, with parking, garages and studio.

- Wonderful Views of the River Dart
- Double & Single Garage
- Studio
- Freehold
- Roof Terrace
- Off-Road Parking
- Terraced Garden
- EPC D / Council Tax F

Guide Price £995,950

SITUATION

Kingswear sits on the sunny east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 12 miles away and provides speedy access to Exeter and the country beyond whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.

DESCRIPTION

Creek Haven is a spacious family home offering reverse level accommodation over two floors making the most of the wonderful views over the surrounding countryside and River Dart. On the first floor is a beautiful sitting/dining room with bi-fold doors opening to a stunning roof terrace. Also situated on the first floor is a spacious kitchen whilst there is a useful utility room on the ground floor. The property offers three double bedrooms, one ensuite and a shower room. Outside there is off-road parking for several vehicles in front of a double and single garage. Above the double garage is a studio providing a variety of potential uses whilst to the side of the property is a large, terraced garden.



ACCOMMODATION

Steps lead from the parking area to the front door which opens to a welcoming and spacious entrance hall with beautiful wooden floors throughout. Stairs rise to the floor landing and cloakroom with WC and wash hand basin. Double glazed doors open to the wonderful sitting/dining room complete with stunning views down of the River Dart and surrounding countryside. A feature, woodburning stove is set on a granite hearth providing a warming focal point whilst a bay window provides a superb vantage point set amongst the canopy of the trees. Bi-fold doors lead out to the properties large south facing sun-terrace which is perfect for alfresco dining and entertaining. Next to the sitting/dining room is the kitchen which features a range of floor and wall mounted units and a stable door leading to the rear of the property.

On the ground floor and accessed immediately from the entrance hall is a practical and most useful utility room with space and plumbing for washing and drying machines as well as additional storage and a sink. The property has three bedrooms that will all at least accommodate a double bed. Bedroom one features a range of built in wardrobes and is served by a smartly presented ensuite bathroom with separate shower, WC and wash hand basin. Completing the accommodation is a shower room with WC and wash hand basin which can also be directly accessed from bedroom 2.

OUTSIDE

To the front of the property is a driveway that provides ample parking for several vehicles as well as a double and single garage. Above the double garage is a studio space which would suit a variety of uses such as a home office or artists studio. To the side of the property is a large, terraced garden which is planted with a variety of mature shrubs providing a wealth of colour. Accessed from the rear of the property is a private, enclosed courtyard space.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. LPG fired central heating. Superfast 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

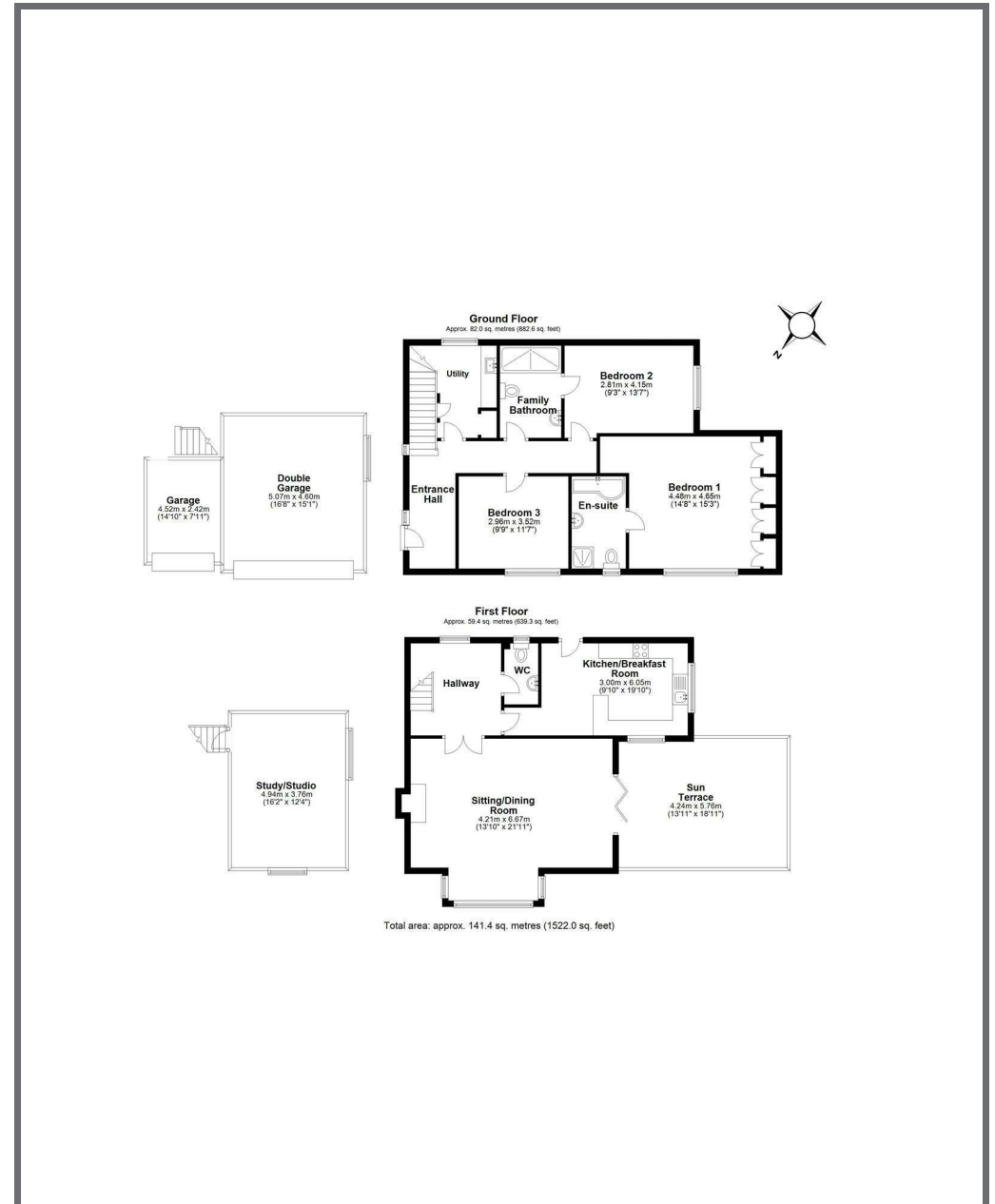
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From The Square (lower/pedestrian ferry) proceed up Fore Street toward The Banjo. Continue onto Lower Contour Road where you will find the property towards the end on your 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		
(69-80)	C		
(55-68)	D	58	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336