



31, Churchfields



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Dartmouth, Devon TQ6 9HJ

Totnes 13 miles Plymouth 30 miles Exeter 40 miles

A detached house situated in a highly sought-after residential area with wonderful far-reaching views.

- Beautiful Detached House
- Wonderful Far-Reaching Views
- Sought-After Area
- 3/4 Bedrooms
- Parking & Garage
- Garden
- Freehold
- EPC D / Council Tax E

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

Churchfields is a quiet residential area set in an elevated position yet conveniently situated for easy access to the town centre and River Dart. This wonderful property is located on the southern side of the road meaning it is one of the few properties enjoying beautiful, far-reaching views down the valley and to the river Dart. The bright and well presented accommodation comprises of an open plan living space with bi-fold doors opening to a balcony which benefits from the best of the views and southerly aspect. Also on ground level is a bathroom and integral garage. Downstairs are four bedrooms (one is currently used as a dressing room) and a shower room. Outside there is off-road parking in front of the garage and delightful front and rear gardens.



## ACCOMMODATION

The front door opens to the entrance hallway which has smart glass panelling to the staircase leading to the lower ground floor. A convenient internal oak door provides access to the garage. Oak laminate flooring flows through to the wonderful open plan living space which is bright and airy with bi-folding doors leading to a 12ft wide balcony and stunning views down the valley to the river Dart and Kingswear beyond. The balcony provides the perfect spot to sit and enjoy a morning cup of coffee whilst enjoying the southerly aspect. In the cooler months an Esse gas fireplace provides a warming focal point. The living space is thoughtfully arranged to provide sitting and dining areas making this a sociable space and perfect for entertaining. The dining area boasting further views of the River Dart and beyond. The kitchen features a range of floor and wall mounted units above and below granite worktops and includes an integrated electric oven, hob, combination microwave, dishwasher, fridge/freezer and wine cooler. A separate door leads from the kitchen to the side of the property and the garden beyond. Next to the living space through another solid oak door is a tiled bathroom with shower over, WC, wash hand basin and heated towel rail.

Stairs lead down to the lower ground floor and the four bedrooms. Bedrooms one and two will both accommodate at a king sized bed and both benefit from far-reaching views of the surrounding countryside. Bedroom two also benefits from a double built in wardrobe. Bedroom four has an interlinking door from bedroom one and is currently used as a dressing room with Sharps fitted wardrobes. Bedroom three could also serve as a study. The bedrooms all have access to TV ariel points and are served by a shower room with WC and wash hand basin.

## OUTSIDE

To the front of the property is a block paved driveway providing parking in front of the garage. The garage has an electric roller door and houses the gas fired boiler, the hot water cylinder and has space and plumbing for washing and drying machines. Next to the parking is a low maintenance area of garden featuring a variety of mature shrubs providing a wealth of colour. Steps lead to the side of the property and the rear garden which is mostly laid to lawn. Accessed from the garden is a useful garden room which has power and provides potential for conversion or useful storage space for tools and gardening equipment.

## TENURE

Freehold.

## SERVICES

Mains gas, electricity, water and drainage. Gas 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

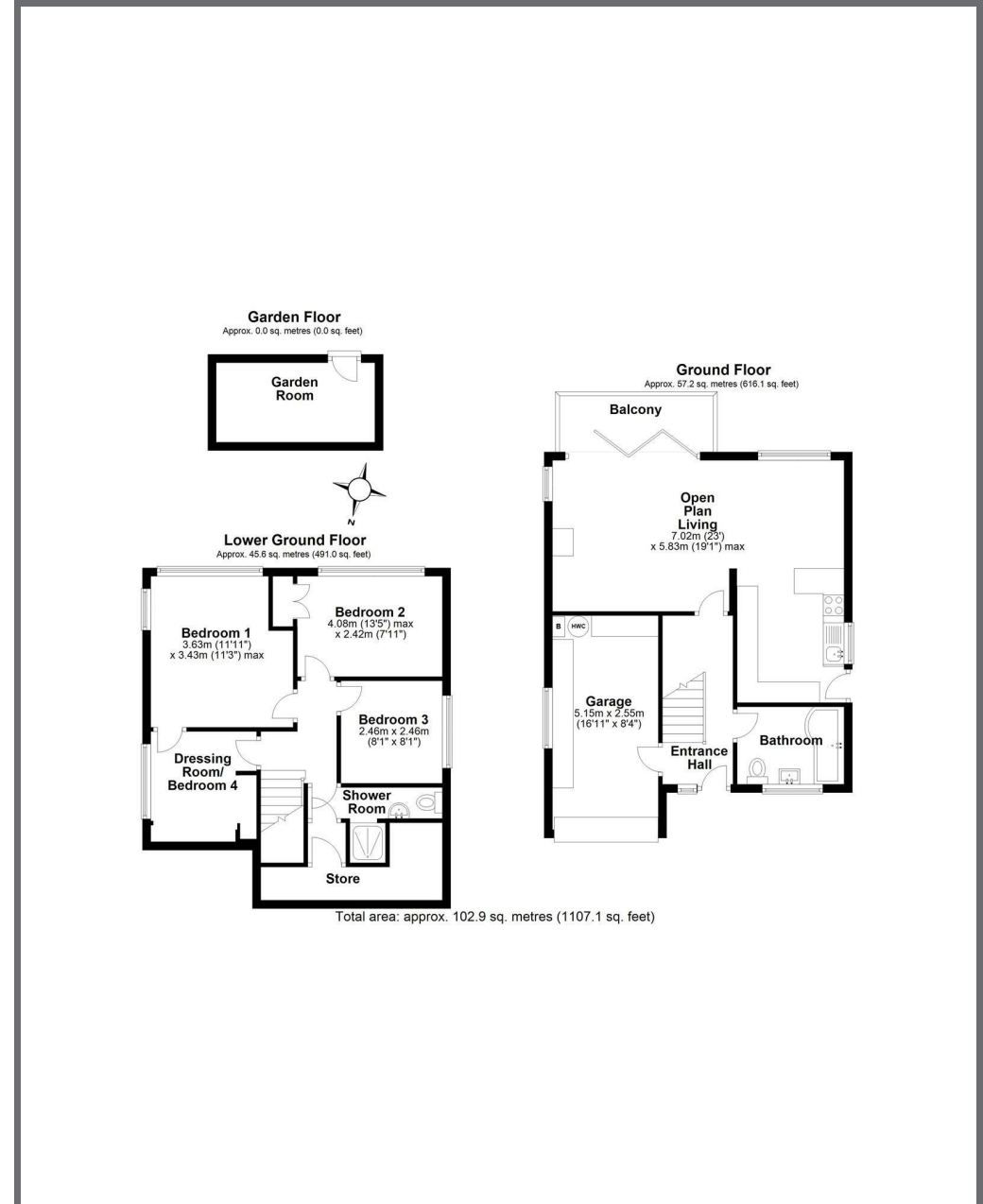
Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

From 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 left into Church Road. Continue to the top of the hill and then turn left onto Churchfields. Follow the road down the hill where you will find 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) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		67	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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