



58b, South Ford Road



# 58b, South Ford Road

Dartmouth, Devon TQ6 9QS

Totnes 13 miles Kingsbridge 14 miles Exeter 40 miles

A beautifully presented and spacious 2 bedroom maisonette and garage situated only moments from the town centre and river Dart.

- No Onward Chain
- Beautifully Presented
- Character Features
- Leasehold
- Garage
- Short Distance to Town Centre
- Wonderful Views
- EPC D / Council Tax B

Guide Price £350,000

## 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

South Ford Road is a charming and popular residential area which is only a short distance from the town centre and banks of the River Dart. The property is well positioned for easy access to all of the amenities on offer and the beautiful River Dart. Being close to the town centre makes this a wonderful home for those working nearby whilst it could also be utilised as a second home due to being able to lock up and leave and the location which is ideal for exploring the surrounding coast and countryside. 58b is a beautifully presented maisonette offering spacious and bright accommodation arranged over two floors including a sitting/dining room, high spec kitchen, two double bedrooms and smartly finished bathroom. Located only a short distance from the property is a freehold garage which is included in the sale.



## ACCOMMODATION

The front doors leads directly from South Ford Road to a bright and welcoming entrance hallway with ornate arched moulding greeting guests as they enter. A practical cloakroom provides a ground floor WC with wash hand basin and heated towel rail as well as space and plumbing for washing and drying machines. Engineered oak flooring flows from the entrance hall to the wonderful sitting room which features a sizeable bay window flooding the room in natural light as well as stunning views across Dartmouth. In the cooler months a Stovax woodburning stove provides a warming and characterful focal point to the room. Next to the sitting room is the smartly finished kitchen/breakfast room which has a window overlooking the front of the property and has space for a breakfast table. The kitchen features a range of units below granite worktops and upstands offering sharp, clean lines and Bosch integrated appliances including electric dual oven, hob, microwave, fridge/freezer and dishwasher.

A turned stair case rises to the light, first floor landing which offers plenty of space for a desk for those working from home. On the first floor are two spacious double bedrooms. Bedroom one is located to the rear and benefits from a large UPVC sash window which enjoys the same views as the sitting room below whilst bedroom two overlooks the front of the property. The bedrooms are served by a luxurious bathroom featuring a bath, separate shower, WC, wash hand basin and heated towel rail.

## OUTSIDE

Located only a short distance from the property is a freehold garage with up and over door.

## TENURE

Leasehold - the lease is 999 years, starting on the 18th of June 2004. The ground rent is £25 per annum.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. Nest thermostat.

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

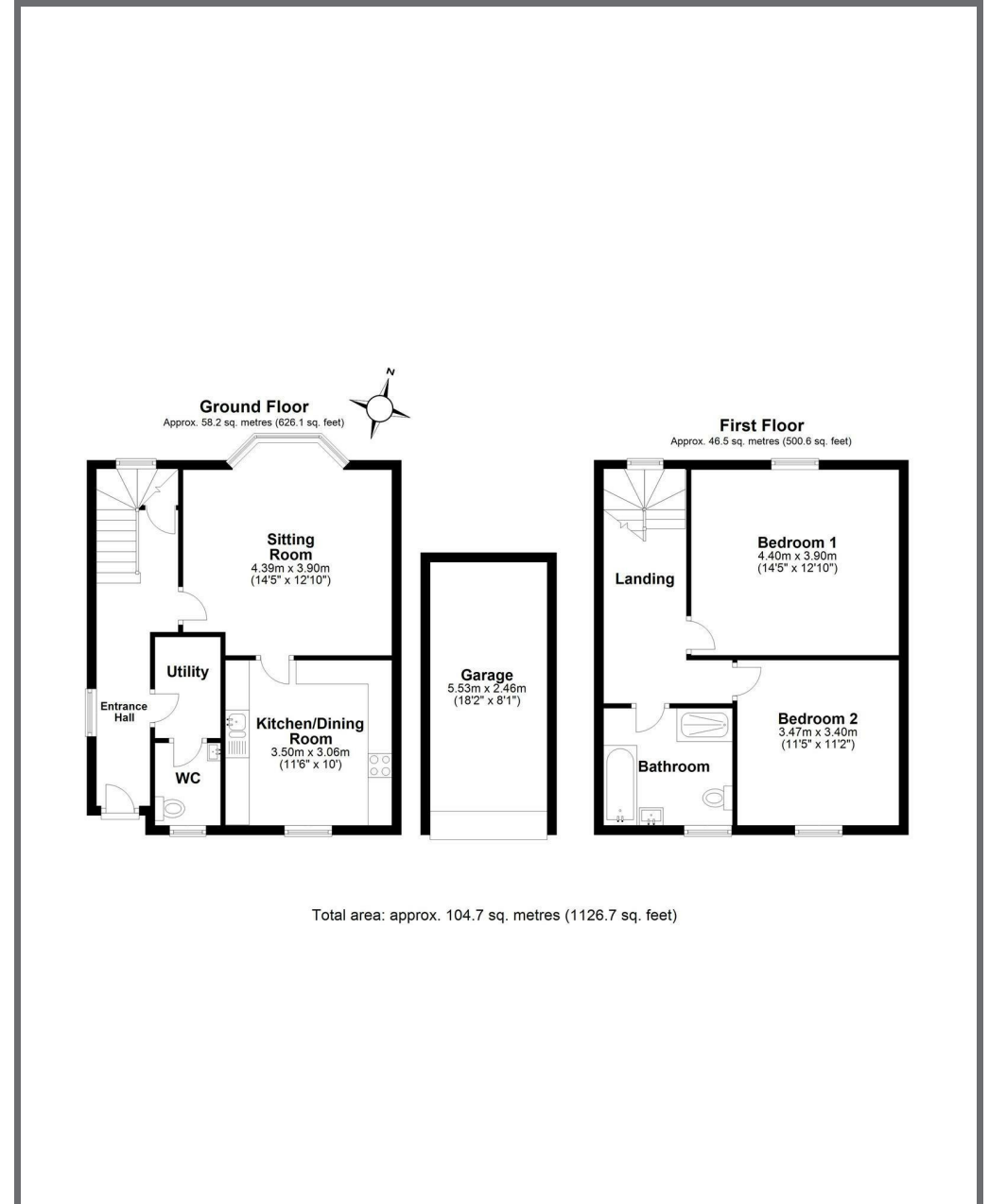
Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

From Stags Dartmouth office proceed (on foot) towards Victoria Road and take the next left in to Anzac Street. Continue uphill, passing St Saviours Church on your left, take Smith Street steps and turn right in to Smith Street which at the fork in the road becomes South Ford Road. Proceed along South Ford Road for a short distance where you will find the property on the 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	62	64
(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



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London