



1 Hillside View





# 1 Hillside View

Lower Fairview Road, Dartmouth, Devon, TQ6 9EE

Totnes 13 miles Plymouth 30 miles Exeter 41 miles

A reverse level, semi-detached home situated in an elevated position with views of the surrounding countryside and River Dart with garage and front and rear patios.

- No Onward Chain
- Far-Reaching Views
- Garage
- Freehold
- 2 Bedrooms
- South Facing
- Front And Rear Patios
- EPC D / Council Tax D

Guide Price £445,000

## 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

Lower Fairview Road is a quiet residential area yet is conveniently situated for easy access to the town centre and River Dart. The property is situated in an elevated position from the road and its reverse level accommodation affords wonderful views over the valley and towards the River Dart. The town centre is less than a 10 minute walk away so the property is well positioned for enjoying all of the amenities on offer and the beautiful River Dart. Being close to the town centre makes this a wonderful main 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.





## ACCOMMODATION

The front door opens to the bright and airy entrance hall which has plenty of space for shoes and coats as well as a large cupboard with slatted shelving and space for a washing machine. The contemporary glazed stairs case rises to the first floor and the open plan sitting, dining room and kitchen which features dual aspect windows including a large bay window with window seat which bathes the room in natural light. From here the wonderful, views over Dartmouth and the River Dart can be admired. The room features plenty of space for both sitting and dining furniture, whilst the vaulted ceilings means the room feels incredibly light and spacious. The smartly finished kitchen offers a range of floor and wall mounted units, an integrated Neff electric oven, gas hob, fridge and freezer.

Accessed from the entrance hall, on the ground floor, is bedroom one which will comfortably accommodate a king-sized bed, has built in fitted wardrobes and also enjoys the same lovely views as the sitting/dining room. Bedroom two is accessed from a half landing on the stairs and will also comfortably accommodate a double bed and features sliding doors opening to a private patio. Completing the accommodation on the ground floor is a tiled bathroom with shower over, WC and wash hand basin and a separate WC with a hand basin.

## OUTSIDE

Accessed from Lower Fairview Road is a good sized garage with roller door. A set of steps rise directly to a south-east facing, sun drenched patio, with lot's of space for outside furniture, making it the perfect place to entertain guests and enjoys the views over Dartmouth and the River Dart. A second set of steps lead to the front of the property where there is further space for a bistro table and chairs. To the rear of the property and accessed from bedroom two or from steps leading up from the front patio is another enclosed patio. This creates further space for garden furniture and a private place to relax.

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

## VIEWING

Strictly by prior appointment with Stags on 01803 835336.

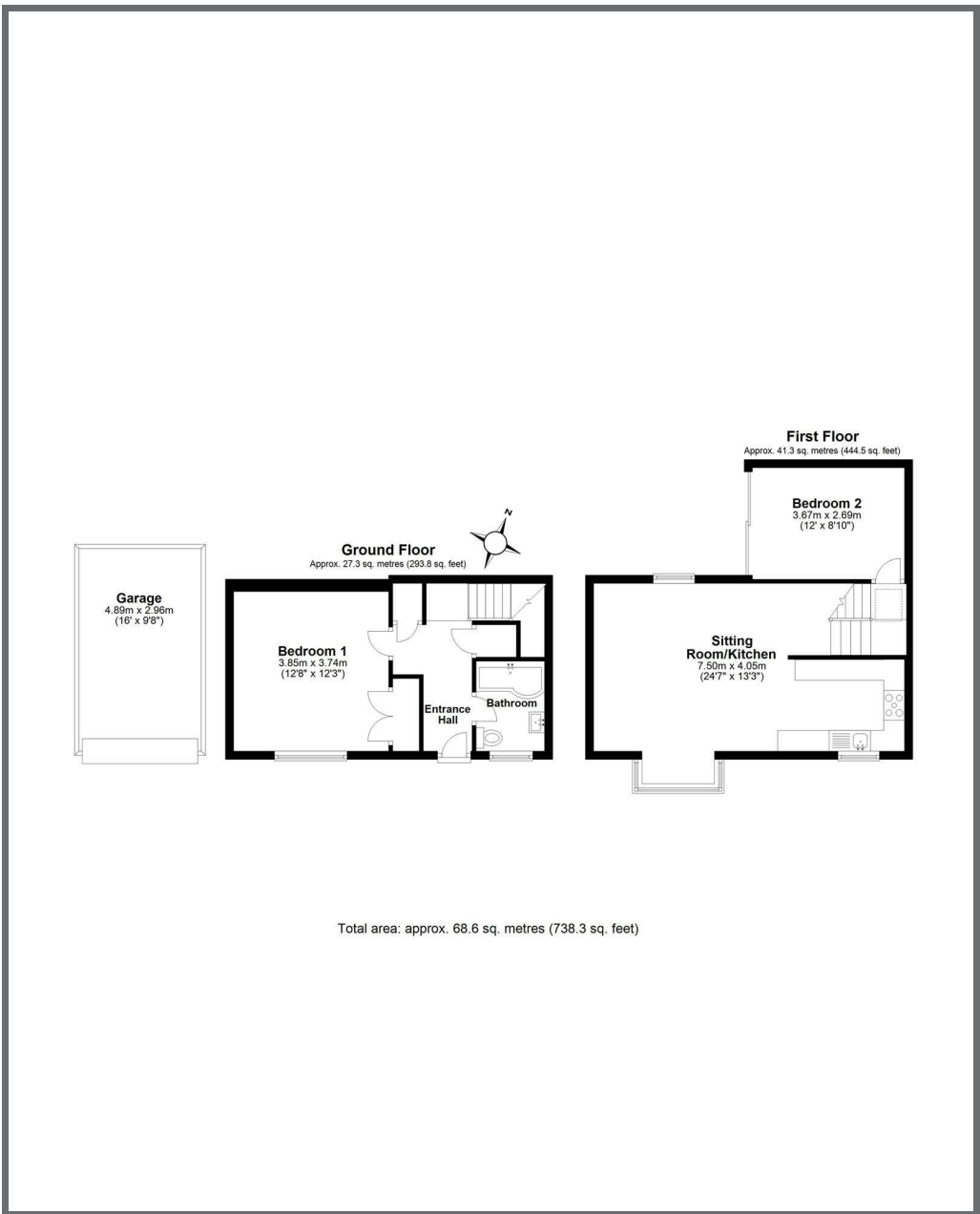
## DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and turn right onto Lower Fairview Road. Follow the road around to the right where you will find the property on the left hand side just after the junction with Ford Valley.





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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	83
England & Wales		EU Directive 2002/91/EC	

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