



The Loft



# The Loft

26 Churchfields, Dartmouth, Devon, TQ6 9HJ

Totnes 13 miles Plymouth 30 miles Exeter 40 miles

A detached house in need of some renovation situated in an elevated position enjoying wonderful views of the River Dart and surrounding countryside.

- No Onward Chain
- Sought-After Area
- River & Countryside Views
- 3 Bedrooms (1 ensuite)
- Parking & Garage
- Front & Rear Gardens
- Freehold
- EPC E / Council Tax D

Guide Price £550,000

## 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. The Loft 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 property would benefit from some refurbishment but offers bright and well laid out accommodation comprising of an open plan living space with patio doors opening to a balcony which benefits from the best of the views and southerly aspect. Also on ground level is a cloakroom and garage. Downstairs are three bedrooms one has an ensuite shower room whilst there is an additional family bathroom. Outside there is off-road parking in front of the garage and delightful front and rear gardens.



## ACCOMMODATION

The front door opens to an entrance hall which leads to the bright and airy sitting/dining room with dual aspect windows including a large patio door offering wonderful views down the valley to the River Dart and across the surrounding countryside. The patio doors open to a south facing balcony which is perfectly positioned to enjoy the sunshine throughout the day. The room has a feature electric fireplace and plenty of space for sitting and dining furniture. The kitchen is loosely divided from the dining area by a set of partially glazed double doors making this a sociable space and perfect for entertaining. The kitchen has a range of floor and wall mounted units above and below tiled surrounds and flooring and offers an integrated electric oven/grill and gas hob. There is space for a fridge, freezer and washing washing machine and a door leading to a useful porch which in turn leads to the garden. Completing the accommodation on the ground floor is a separate cloakroom with WC and wash hand basin.

Stairs lead from the entrance hall down to the lower ground floor and the three bedrooms on offer. Bedrooms one and two will both accommodate double beds, have built in wardrobes and overlook the rear garden as well as enjoying river views. Bedroom one benefits from a tiled ensuite shower room with WC and wash hand basin. Bedroom three is a single bedroom or would suit as a home office. Bedrooms two and three are served by a tiled, family bathroom, with shower over, WC and wash hand basin.

## OUTSIDE

A gated driveway leads from Churchfields and provides parking for 1 vehicle in front of the garage. The garage has a roller door, power, light and a tap. Next to the parking space there is an area of mature garden stocked with a variety of shrubs. To the side of the property are a set of steps leading to the rear garden and an ornamental pond as the centrepiece. Surrounding the raised pond is a paved terrace offering various areas to sit and enjoy the sunshine throughout the day. The terrace is bordered with established plants providing a wealth of colour and interest. A set of steps lead to a separate lower area of garden and a shed.

## 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

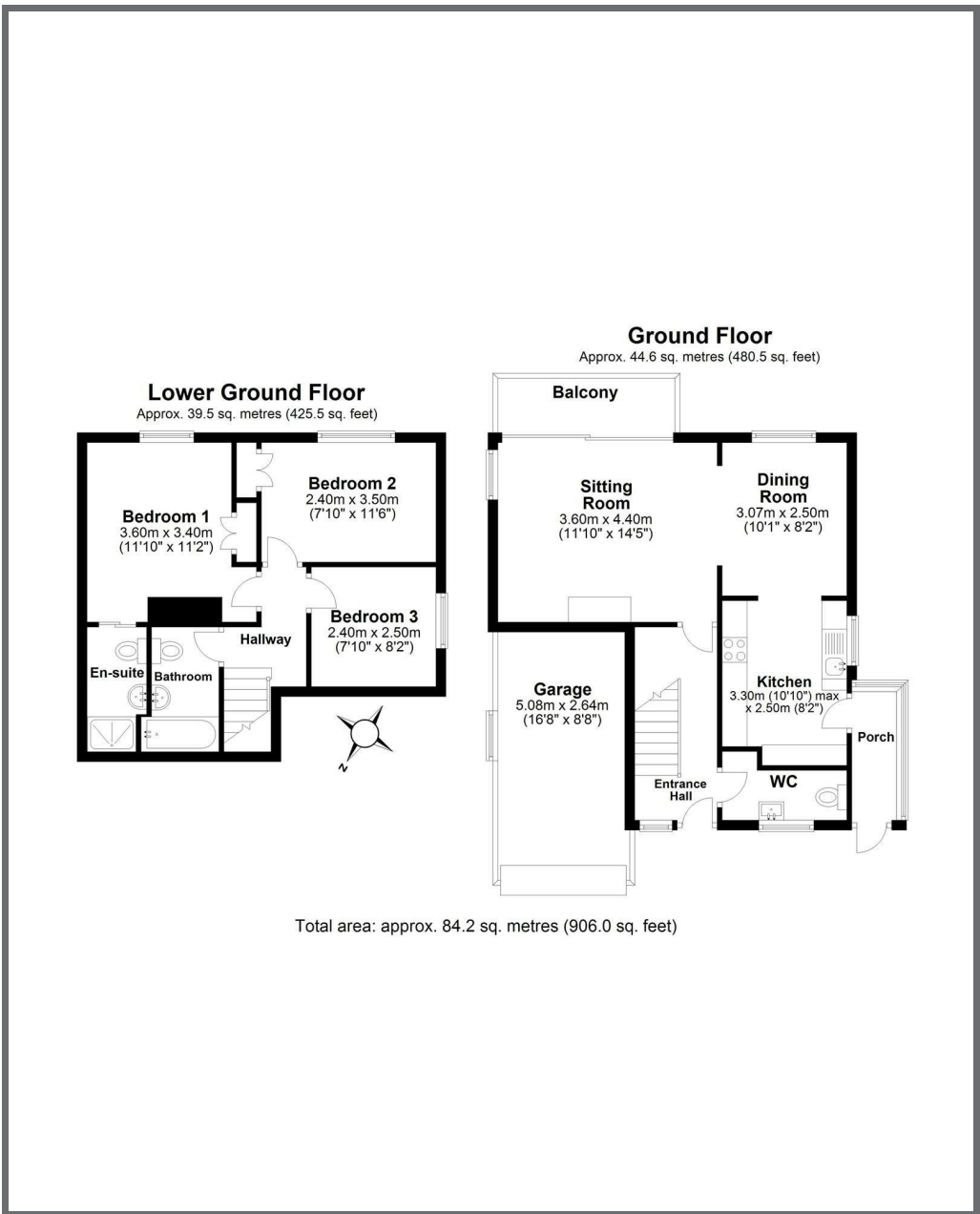
Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and 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)	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			
England & Wales		54	78
EU Directive 2002/91/EC			

9 Duke Street, Dartmouth,  
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



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