



The Hollies







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Fairview Road, Dartmouth, Devon, TQ6 9EN

Totnes 13 miles Plymouth 30 miles Exeter 40 miles.

A stunning, detached home set in an elevated position enjoying far-reaching views over Dartmouth with parking and detached studio.

- No Onward Chain
- Versatile Studio
- Parking
- South Facing
- 999 Year Lease
- 3/4 Bedrooms (2 ensuite)
- Garage Available by Separate Negotiation
- Wonderful Far-Reaching Views
- Low Maintenance Gardens & Terraces
- EPC E / Council Tax N/A

Guide Price £650,000

Stags Dartmouth

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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

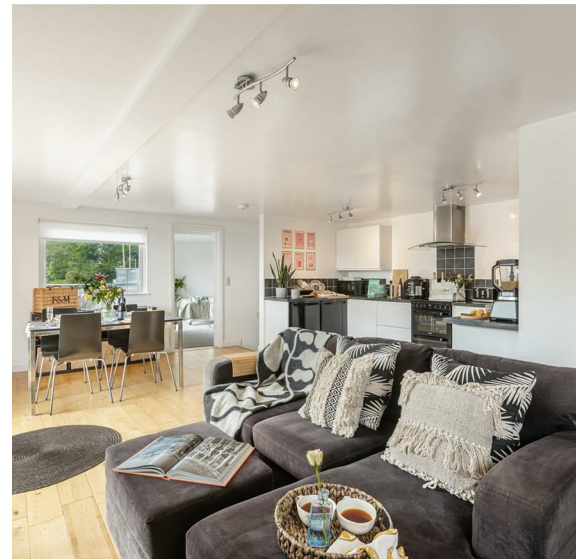
Fairview Road is a popular, quiet residential area yet is conveniently situated for easy access to the town centre and River Dart. The property is situated in an elevated position affording wonderful far-reaching views over the valley and towards the River Dart. The town centre is less than a 10 minute walk away so the property is well positioned for easy access to 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 or an ideal second home due to being able to lock up and leave and the location which is ideal for exploring the surrounding coast and countryside.

The Hollies is a stunning, contemporary home benefitting from modern fixtures and fittings throughout. The reverse level accommodation ensures the principal rooms enjoy the beautiful outlook including the open plan living space with patio doors leading to a wrap around balcony with stainless steel balustrade and glass panelling. Bedroom two also has a patio door opening to a Juliette balcony and is served by a tiled ensuite shower room and dressing room. On the ground floor are two further bedrooms, one has an ensuite shower room and dressing room whilst there is an additional shower room and useful utility area. Outside, the property has a sizeable, covered parking space and various outside areas to enjoy the sun throughout the day including a large, composite decked terrace. Situated next to the property is a detached studio offering a versatile space to suit a variety of needs including a home office or gym. An additional garage is available by separate negotiation.

ACCOMMODATION

The front door opens to a welcoming hallway which is lined with oak flooring and benefits from two cupboards which are ideal for storing coats and shoes. A turned staircase rises to the bright and airy open plan living space on the first floor which has triple aspect windows and patio doors opening to a wrap around balcony. The composite decked balcony has a stainless steel balustrade and glass panelling allowing access to the wonderful far-reaching views over Dartmouth and towards the River Dart. The kitchen features a range of floor and wall mounted, white gloss units above and below tiled flooring and surrounds. There is space for an electric oven, fridge, freezer and dishwasher. The rest of the living space has oak flooring and plenty of space for sitting and dining furniture making this a sociable room and perfect for entertaining. Leading from the open plan living space is a versatile room currently utilised as a bedroom which has a patio door opening to a Juliette balcony giving practically floor to ceiling views of the surrounding countryside. The room is served by a smartly tiled ensuite shower room with WC, wash hand basin, heated towel rail and a dressing room.

On the ground floor are two further bedrooms. Bedroom one has a tiled, ensuite shower room with WC, wash hand basin, heated towel rail and dressing room. Bedroom three could also be used as a study. Completing the accommodation on the ground floor is an additional tiled shower room with WC and wash hand basin whilst there is also a useful utility area with space and plumbing for washing and drying machines.





OUTSIDE

Accessed from Fairview Road is the parking space which will accommodate a large vehicle as well as offering space for storing paddle boards or kayaks. A driveway leads to double, timber gates which opens to an enclosed patio which is perfect for alfresco dining and entertaining. There is also a sizeable composite decked terrace which is private and offers wonderful views over the surrounding countryside. A short set of steps lead from the decking to an area of low maintenance garden. Situated next to the property is a detached studio offering a versatile space to suit a variety of needs including a home office or a gym. The room has power and heating, laminate flooring and a window giving access to the beautiful views. The studio leads to a, private, elevated garden with a separate gate providing pedestrian access to Victoria Road.

An additional garage is available by separate negotiation.

TENURE

Leasehold - 999 year lease with 943 years remaining. No ground rent payable. Option to purchase the freehold.

SERVICES

Mains electricity, water and drainage. Individually controlled electric radiators throughout.

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 bear right on to Fairview Road. The Hollies will be found on the left-hand side.

AGENTS NOTE

Under the Estate Agents Act we disclose that the vendor of this property works for Stags.

Approximate Gross Internal Area = 106.6 sq m / 1147 sq ft
 Outbuildings = 33.0 sq m / 355 sq ft
 Total = 139.6 sq m / 1502 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1035497)



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			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



