



9, College Way



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Dartmouth, Devon TQ6 9PF

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A charming mid terrace property enjoying views of the River Dart situated only a short level walk from the North Embankment.

- No Onward Chain
- In Need Of General Refurbishment
- River Views
- 3 Bedrooms
- Garden & Terrace
- Level Walk To The River
- Freehold
- EPC E / Council Tax C

Guide Price £425,000

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

9 College Way is a charming mid terraced cottage situated just a stone's throw from the North Embankment, overlooking Coronation Park towards the River Dart. The property, which would benefit from general refurbishment, offers wonderful proportions and bright accommodation all within a short gentle walk from the River Dart and the amenities Dartmouth has to offer. On the ground floor is a spacious sitting room with bay window and feature gas fireplace, a separate dining room and kitchen which provides access to the garden. On the first floor are three good sized bedrooms with bedroom one benefitting from the same bay window as the sitting room below, offering the perfect vantage point to enjoy activity on Coronation Park and the River Dart. The bedrooms are served by a bathroom whilst there is an additional WC located just outside the kitchen. To the rear of the property is a terraced garden offering plenty of space and potential.



ACCOMMODATION

The front doors opens to an entrance hallway with useful cupboard under the stairs. The sitting room features a wonderful bay window bathing the room in natural light and offering views over Coronation Park and the River Dart. The room features a gas fireplace, built in shelving and picture rails. Next to the sitting room is the dining room which benefits from a large sash window overlooking the garden and characterful wooden panelling to the walls. The kitchen features a range of floor and wall mounted units above and below tiled flooring and surrounds. There is space for an electric oven, fridge, dishwasher and washing machine and a door leads to the rear garden.

Stairs rise to the first floor landing which has an airing cupboard housing the hot water cylinder. Bedroom one enjoys similar spacious proportions as the sitting room below, as well as the same bay window offering wonderful views of the River Dart and surrounding countryside. The bedroom benefits from a range of built in storage. Bedroom two will also accommodate at least a double bed and has a built in wardrobe and sash window overlooking the rear garden. Bedroom three is accessed from a half landing and has a wash hand basin. The bedrooms are served by a bathroom featuring a bath with shower over, WC, wash hand basin, heated towel rail and window offering river views.

OUTSIDE

A shared pathway leads from college way to the front of the property where there is a small paved terrace. Accessed from the kitchen is a sheltered area providing access to the rear garden and an outside WC with wash hand basin. Steps rise to the terraced rear garden which is arranged over various levels with a paved terrace at the top proving an area to sit and enjoy the garden.

TENURE

Freehold.

SERVICES

Mains electricity, water and drainage. Electric radiators throughout. Gas to fireplace in sitting room.

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

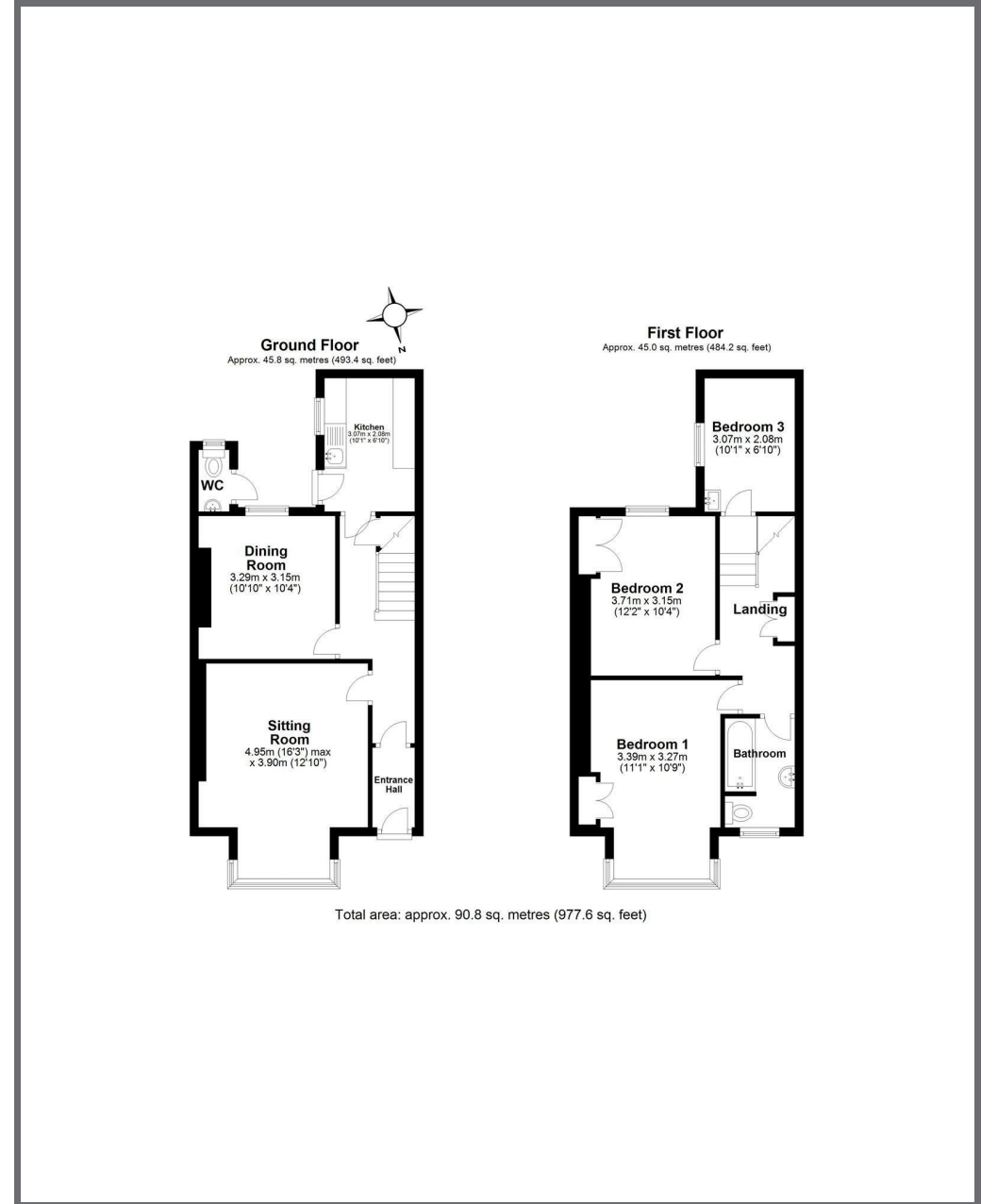
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office turn right on Duke Street towards the Royal Avenue Gardens and then left on to Mayors Avenue. Follow the one way system towards the North Embankment and the road will bend to the left. Shortly after The Ship in Dock Inn continue along passing the turning to Ridge Hill number 9 will be found a short distance 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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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