



25, Church Road



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Dartmouth, Devon TQ6 9HX

Totnes 13 miles Plymouth 30 miles Exeter 40 miles

A charming 2 bedroom home offering beautifully presented accommodation with stunning countryside views towards BRNC, a wood-burning stove, thoughtfully landscaped gardens, parking and garage.

- Recently renovated throughout
- Far-reaching views
- Parking & garage
- Freehold
- 2 Bedrooms
- Wood burning stove
- Landscaped garden
- EPC D / Council tax C

Guide Price £350,000

SITUATION

Nestled where the River Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobbled streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. The deep-water harbour serves as a magnet for sailing enthusiasts worldwide, while the stunning Devon coastline lies just moments away. Dartmouth's location offers the perfect balance of coastal tranquillity and accessibility. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington, making this charming riverside haven surprisingly accessible.



DESCRIPTION

25 Church Road is a beautifully presented single-storey home showcasing the finest in contemporary living, having undergone thorough and high-quality refurbishment throughout. Every aspect of the property demonstrates careful attention to detail and an exceptional standard of finish, creating bright and characterful accommodation that flows seamlessly across one level for effortless daily living. The thoughtfully designed layout maximizes both comfort and convenience, while the property's elevated position rewards residents with wonderful far-reaching views that serve as a stunning backdrop to everyday life. The single-floor arrangement makes this an ideal home for those seeking accessible, stylish living whilst offering effortless access to both the bustling town centre and only a short level walk from the main bus route. Externally, the property is equally impressive, offering convenient parking alongside a garage for secure storage. The landscaped garden has been expertly designed with low maintenance in mind, featuring thoughtful planting and design elements that perfectly capture the sunny aspect, creating an inviting outdoor space for relaxation and entertaining.

ACCOMMODATION

Step through the front door into a bright entrance porch, where practical quarry tiles and an overhead skylight create an inviting first impression. Built-in storage cleverly accommodates outdoor essentials, while an elegant stained glass door leads to the entrance hallway beyond. The hallway sets the tone with characterful wood panelling, decorative coving, and quality Kamdean flooring that seamlessly flows into the sitting/dining room. This generous living space is flooded with light from a large picture window, framing far-reaching views towards Britannia Royal Naval College and the rolling countryside beyond. A feature wood-burning stove creates a cosy focal point during winter months, whilst there's ample room for dining furniture to create the perfect entertaining space. The kitchen is well-appointed with a range of floor and wall units, complemented by a useful pantry cupboard. There's space for an electric oven, fridge/freezer and dishwasher, whilst a door provides direct access to the garden.

Two well-proportioned bedrooms include a principal bedroom overlooking the front aspect with fitted wardrobes, and a second bedroom currently configured as a home office with built-in desk and storage, perfect for remote working. Both bedrooms are served by a beautifully appointed shower room featuring contemporary tiling, corner shower, WC, vanity unit with basin, and heated towel rail.

OUTSIDE

The front garden offers low-maintenance appeal with paved terracing and mature hydrangeas providing seasonal colour and privacy. Side access leads to tandem off-road parking for two vehicles, fronting a garage with power and light connected. The rear garden is a particular highlight, thoughtfully landscaped to create a tranquil, low-maintenance retreat. Level lawn is bordered by established shrub beds, whilst a paved terrace provides the ideal setting for alfresco dining and outdoor entertaining. Beneath the property, a valuable undercroft provides versatile storage space, along with plumbing for laundry appliances and housing for the gas-fired boiler.

TENURE

Freehold.

SERVICES

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

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

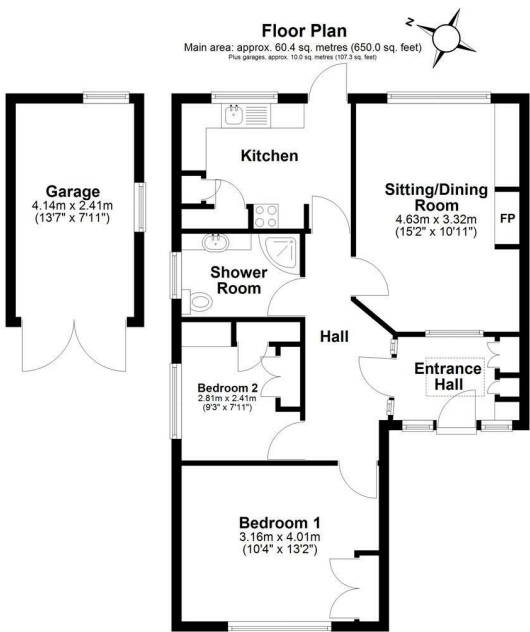
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and when you reach the beginning of Townstal Road, turn left into Church Road. Continue to the top of the hill where you find the property a short distance 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.



Main area: Approx. 60.4 sq. metres (650.0 sq. feet)
Plus garages, approx. 10.0 sq. metres (107.3 sq. feet)



Energy Efficiency Rating		
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		
	Current	Potential
		76
	62	
England & Wales		
EU Directive 2002/91/EC		

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