



**STAGS**

13 Coombe Road

# 13 Coombe Road, Dartmouth, TQ6 9PQ

An imposing character home on an elevated plot which overlooks Coronation Park and the River Dart, with private parking. EPC not required.

Totnes 11.9 miles Kingsbridge 13.7 miles

- Grade II facade • Mid terrace • Elevated position • Views of park and river • Private parking space • Walking distance of town • No onward chain • Private rear garden •

**Guide price £385,000**



## 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 world famous Royal Regatta and Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth appeals for its variety of recreational activities on offer along its embankment and with its dynamic range of modern and quirky shops, galleries and restaurants, it offers a quality of life like no other. With over 20 events each year within the area, Dartmouth offers something for everyone.

## DESCRIPTION

A two bedroom mid terrace home with fabulous open views, due its elevation, of Coronation Park and the River beyond. There is a private parking space, front patio area and private rear garden. The property is majestic and iconic and is offered with no onward chain.

## ACCOMMODATION

The ground floor is accessed via a porch which leads to an open plan Sitting Room and Dining Room. There is a large picture window to the front with the fantastic aspect along with a feature fireplace. The kitchen and a separate WC are located to the rear of the property and there is a large airing cupboard under the stairs.

The first floor houses a bathroom on the half landing to the rear and the master bedroom is at the front of the property with fantastic large picture window overlooking the park and river. Bedroom two is a double bedroom and this leads through to the sunroom and the garden beyond.

## OUTSIDE

There is a private off road parking space which runs parallel to the road. The front of the property is approached via steps and has a patio area sufficient for bench to enjoy the views. The rear garden is totally enclosed and private with a shed and backs onto the Royal Naval College.

## SERVICES

All mains services are connected

## TENURE

Freehold

## 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).

## DIRECTIONS

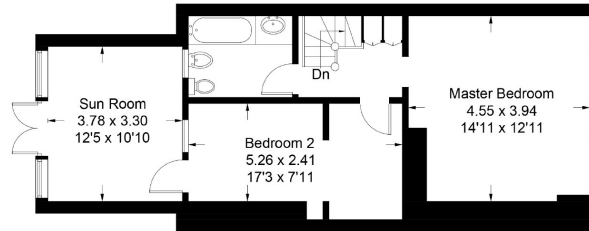
From Dartmouth town centre, proceed along North Embankment. Follow the one way system around Coronation Park onto Coombe Road. The property will be found on the left hand side.

## DARTMOUTH OFFICE

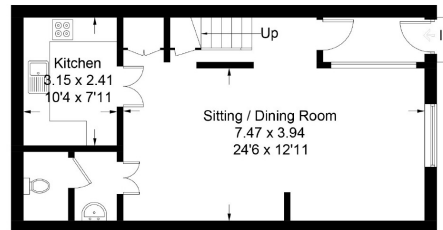
Situated in the heart of Dartmouth adjacent to the historical Butterwalk on Duke Street, Stags Dartmouth benefit from a dedicated sales and lettings department. Scott, Lyn, Gerry and Jane have been repeatedly commended for their dedication to customer service and professionalism.

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Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID429445)



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