

35 CHURCHFIELDS  
DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 35 CHURCHFIELDS

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A Detached Two-Bedroom Bungalow with Pretty Views Across To Kingswear and Excellent Potential.

Situated in the sought-after residential area of Churchfields, this detached two-bedroom bungalow enjoys an elevated position with attractive views across Dartmouth towards the River Dart. Offering bright and sunny accommodation arranged over a single level, the property presents an excellent opportunity for a purchaser to modernise and create a home tailored to their own requirements.

A driveway to the front provides off-road parking and leads to a single garage. The accommodation comprises an entrance hall, a sitting room with pretty views towards the town and river beyond, two bedrooms and a family bathroom. The kitchen is in need of replacement and offers scope for redesign and improvement.

Outside, the property benefits from gardens to the front and rear. The front garden is paved with a good selection of mature established shrubs and planting. The rear garden is terraced with a paved dining terrace and further lawned area.

While requiring some updating throughout, the bungalow offers considerable potential in a desirable residential setting, making it an appealing prospect for buyers seeking a new home in one of the South Hams most popular waterside towns.

Conveniently located within walking distance of Dartmouth town centre and close to a regular bus route, the property is well placed to enjoy all that this vibrant waterside town has to offer. Dartmouth is renowned for its maritime heritage, sailing facilities and the famous annual Royal Regatta. The town offers an excellent range of independent shops, restaurants, cafés and galleries, while the surrounding South Hams countryside and coastline provide access to some of the region's most beautiful beaches. Totnes, approximately 13 miles away, offers mainline rail services to London Paddington, and the A38 Devon Expressway can be reached at Buckfastleigh, around 19 miles from the property.





## KEY FEATURES

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- Detached bungalow in a sought-after residential location
- Two bedrooms
- Pretty views across Dartmouth towards the River Dart
- Kitchen requiring replacement
- Family bathroom
- Single garage together with additional driveway parking
- Front and rear gardens
- Scope for modernisation and improvement
- Convenient access to Dartmouth town centre and local amenities
- Close to a bus route





# PROPERTY DETAILS

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## Property Address

35 Churchfields, Dartmouth, Devon, TQ6 9HH

## Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles.  
All mileages are approximate.

## Services

Mains electricity gas water and drainage. Gas fired central heating

## EPC Rating

Current: C Potential: B

## Council Tax Band

D

## Tenure

Freehold

## Authority

South Hams District Council

## Fixtures & Fittings

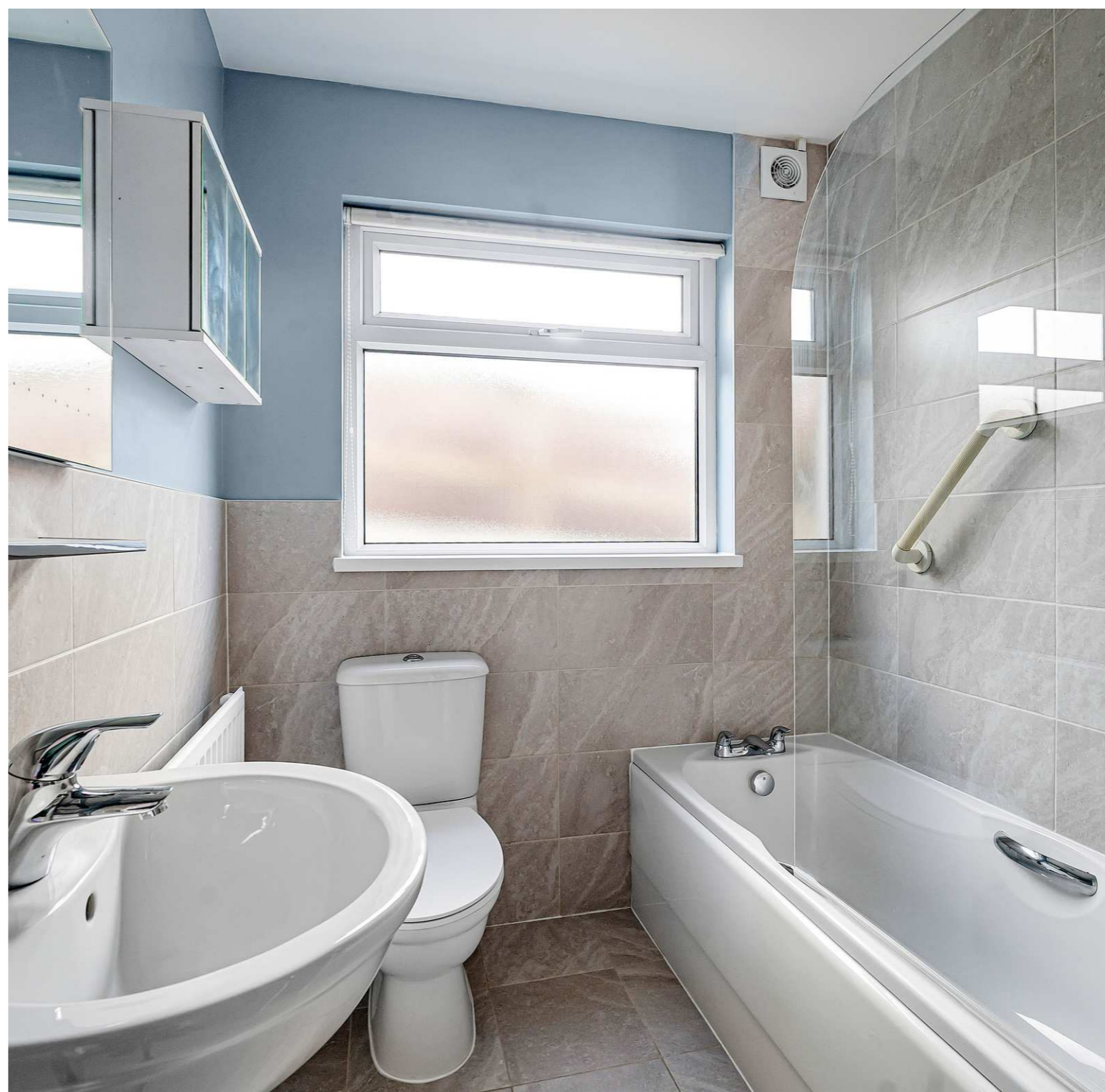
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

Head out of Dartmouth along College Way and take the second left into Church Road. Continue past the small green on the left hand side and turn right into Churchfields. Bear left onto the lower road and the property is on the left hand side.

## Viewing

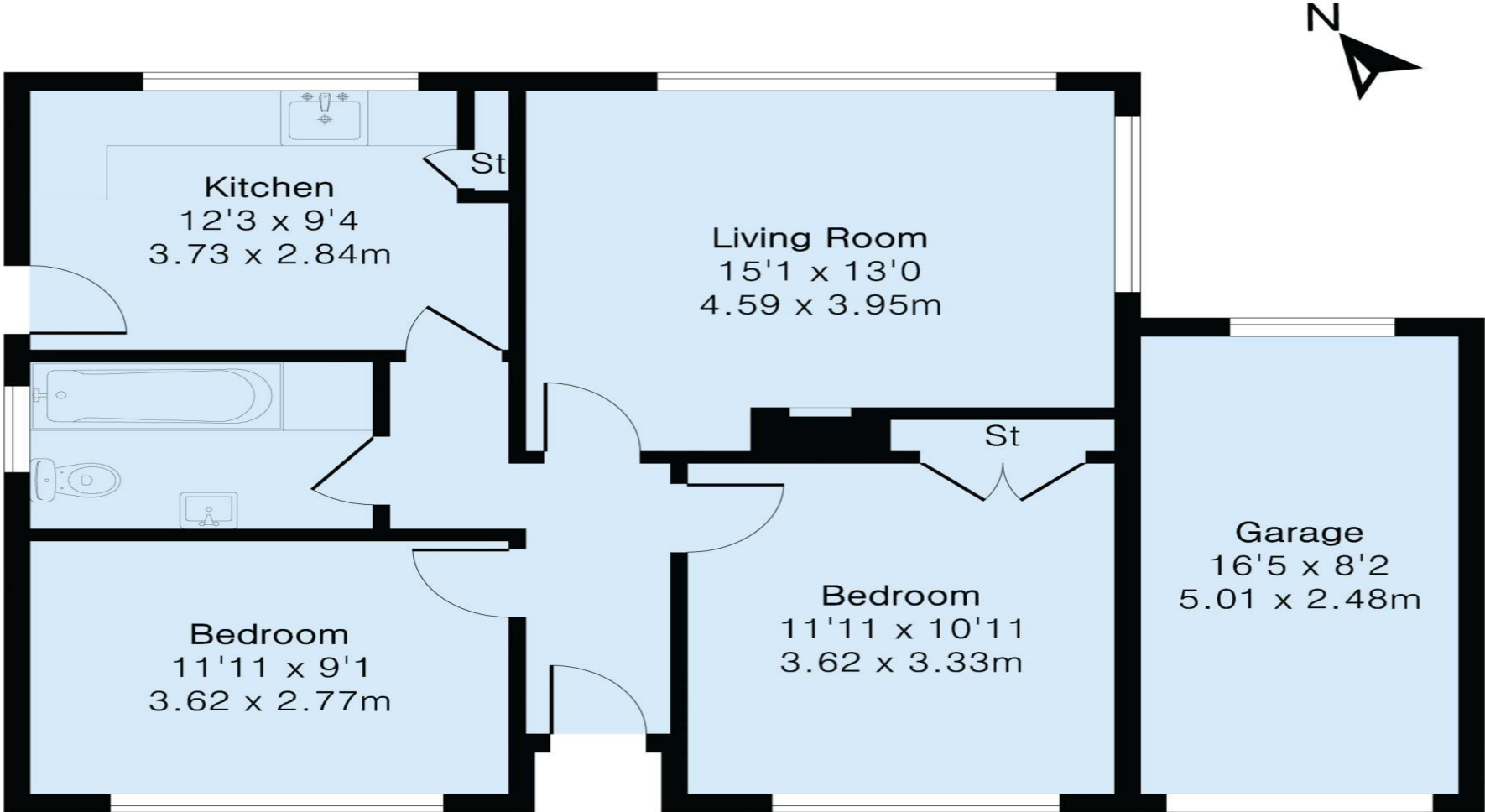
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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# FLOOR PLAN

**Approximate Gross Internal Area 831 sq ft - 77 sq m  
(Including Garage)**



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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