



South Ford Road, Dartmouth

£350,000

An immaculately presented cottage in a tucked away location up a flight of steps in a row of similar cottages close to the town centre.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Property Type: Terraced House

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: C | **Tenure:** Freehold

A beautiful terrace cottage occupying a quiet tucked away location yet only minutes from the hustle and bustle of the town centre. The property has seen considerable investment over the last few years and is presented in super condition with gas fired central heating, UPVC double glazing, and a gas coal effect burner in the lounge. There is a well fitted kitchen with further built-in storage in the access to the rear garden and a utility/shower room with WC, shower and wash hand basin. There's also space here for a washing machine and tumble dryer. Upstairs are two double bedrooms and the family bathroom.

In bedroom one is a large loft hatch with loft ladder providing access to the very useful loft room ideal for a multitude of purposes as well as storage.

Outside. The gardens to the property are again immaculate and laid for ease of maintenance.

For those buyers looking for a character property, tucked away yet close to all the town centre facilities, then this should be on your list to view.

The accommodation comprises an entrance stable door to the living room with a gas fired coal effect multi fuel burner, built in cupboards either side of the chimney breast. A window to front overlooking the garden, under stair cupboard and ceiling and wall lighting.

A large archway provides open access to the fitted kitchen with plenty of wall and base space storage cupboards. There is a one and a half sink and drainer with period style mixer tap. Integrated fridge and freezer. Space and point for a range style gas or electric cooker, integrated dishwasher. Work surfaces with splashback tiling. Further useful storage cupboards either side of the chimney breast.

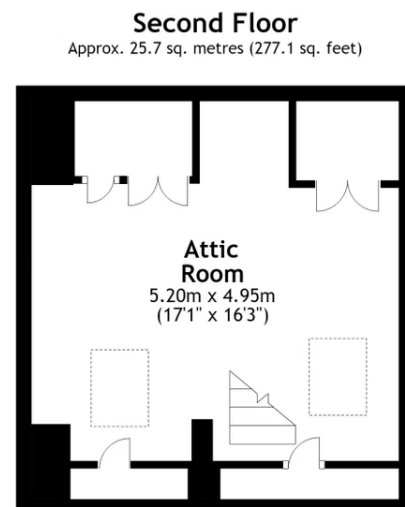
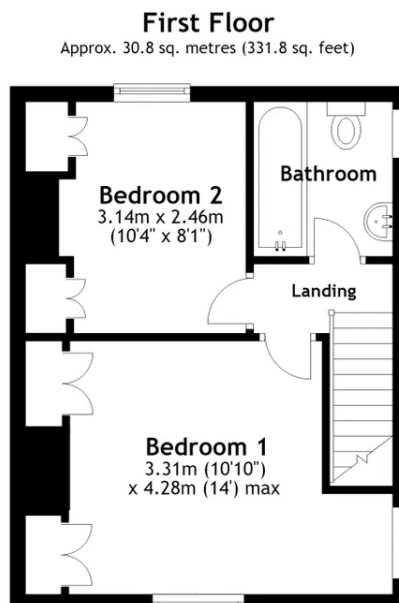
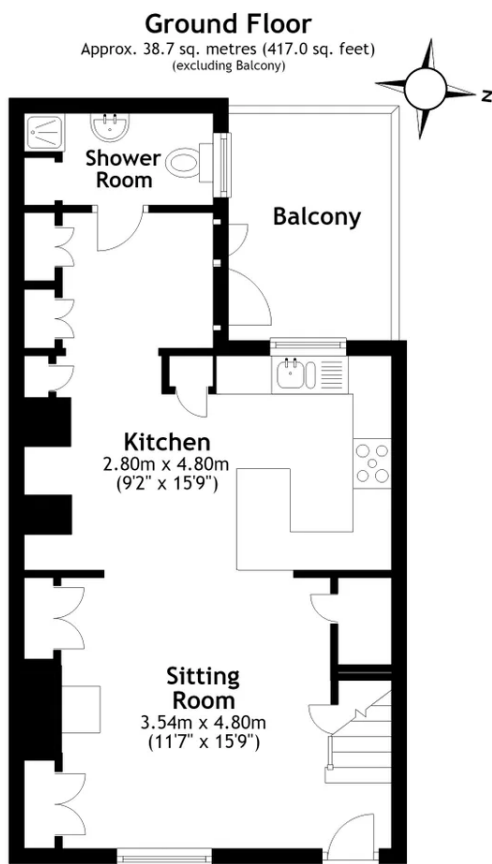
A step from the kitchen dining area to the rear vetibule with useful storage. Ceramic tile floor, large built-in cupboards with a small sink ideal for drinks on the patio. Patio doors onto the paved rear terrace. A glazed door provides access to the ground floor shower room/utility area with a WC, wash and basin and heated towel. Tiled walls and floor and a tiled shower.

Stairs lead to the first floor landing with front and rear double bedrooms, both having pleasant outlooks and the family bathroom. As previously mentioned from the principal bedroom, there is access via a loft ladder to the loft room, suitable for a variety of uses.

The gardens are very attractive with the front garden laid to stone chippings and paving.

To the rear is a wonderful sunny terrace offering an inviting outdoor space to enjoy the sunshine throughout the day and into the evening.





Total area: approx. 95.3 sq. metres (1025.9 sq. feet)
61 South Ford Road, Dartmouth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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