



Ford Valley, Dartmouth

Guide Price **£250,000**

A charming 2 bedroom house with a front and rear garden, a garage within a short walk to the town centre.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Tenure: Freehold

Property Type: Terraced House

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

15 Ford Valley is a charming Victorian brick-built house, conveniently situated within easy reach of the shops, amenities and waterfront that Dartmouth has to offer.

The property offers two delightful double bedrooms, two reception rooms and a well-appointed kitchen, making it an ideal full-time residence, investment property or holiday let. Character features include exposed timber flooring, ornate fireplaces and a wood-burning stove, all combining to create a warm and inviting home.

The accommodation begins with an entrance porch and stairs rising to the principal living space. The sitting room enjoys a bay window overlooking the front aspect and features an attractive ornate fireplace. An archway opens into the dining room, which provides ample space for a dining table and benefits from an understairs cupboard housing the gas boiler, together with a charming wood burner.

The kitchen is fitted with a good range of cupboards and drawers, generous work surfaces, a stainless steel sink unit, and space for appliances including a washing machine and freezer. A freestanding gas oven is also included. A door and window provide access to the rear courtyard.

On the first floor, the half landing leads to the bathroom, fitted with a panelled bath, WC and wash hand basin, along with built-in cupboards housing the hot water cylinder and additional storage.

The principal bedroom is a wonderful double room with two windows overlooking the front aspect and an ornate fireplace. The second double bedroom enjoys views over the rear garden and also benefits from exposed timber flooring and a further feature fireplace.

Outside, to the front of the property, there is a hardstanding area providing parking for an occasional small vehicle, with a pathway leading to the front entrance.

A particularly rare and valuable addition is the detached garage located directly opposite the property, offering parking for one vehicle together with useful side and overhead storage.

To the rear, the kitchen opens onto a courtyard garden, partially covered to create an ideal area for dry storage or potential utility space. A pedestrian gate provides rear access onto Ford Valley. From the courtyard, a spiral staircase and bridge lead to the generous terraced rear garden, which enjoys elevated views across the town.

Services

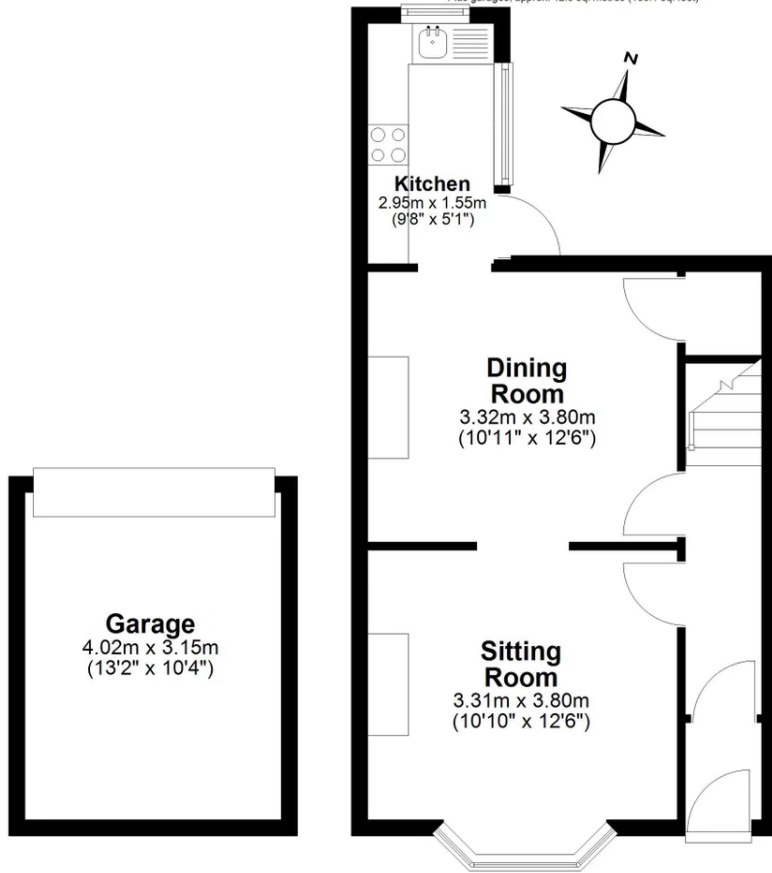
It is understood all main services are connected. Gas fire Centre heating system.

Tenure: Freehold



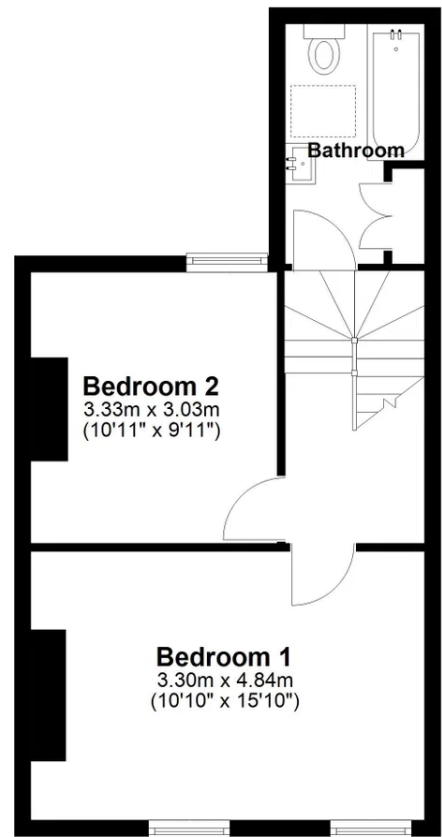
Ground Floor

Main area: approx. 37.5 sq. metres (404.0 sq. feet)
Plus garages, approx. 12.6 sq. metres (136.1 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Main area: Approx. 75.3 sq. metres (810.1 sq. feet)
Plus garages, approx. 12.6 sq. metres (136.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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