

7 BROAD PARK
DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



7 BROAD PARK

A Spacious Family Home with Pretty Views Across The Valley, The Town And Towards The River.

Situated in a sunny, elevated position just a ten-minute walk from the town centre, this much-loved family home enjoys far-reaching views across the valley, the town itself and towards the River Dart. Offering flexible living space, two garages and additional parking, and lovely terraced gardens, the property perfectly balances convenience with location.

Well presented throughout, the accommodation is light and welcoming, ideally suited to family life. Despite its elevated setting, the house remains within easy walking distance of the town's boutiques, galleries, and restaurants.

On the ground floor, an entrance hall leads into the sitting room and dining room, both with attractive feature fireplaces. At the heart of the home lies the spacious, well-fitted and equipped kitchen and breakfast room, complete with integrated appliances and direct access via the back door to the garden. A separate utility room and a downstairs W.C. add further practicality.

Upstairs, the main bedroom features an en suite shower room and opens through double doors onto a pretty private terrace. Three further double bedrooms, 1 with a shower and a family bathroom with separate shower cubicle complete the first-floor accommodation.

The gardens are terraced and well landscaped with mature planting, secluded seating areas, and a good sized paved dining terrace ideal for entertaining. With a near-south-facing aspect, the house and gardens enjoy an abundance of natural light, while the elevated position provides wonderful views across the valley, town and towards the River.

This home also benefits from two garages, one on Broad Park and one on Higher Broad Park, each with additional hard standing for further parking.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.





KEY FEATURES

- Substantial Detached House
- Well Presented Throughout
- Mature Terraced Garden
- Quiet Elevated Position
- 4 Bedrooms
- 2 Reception Rooms
- Separate Utility Room & Downstairs W.C.
- Two Garages & Additional Hardstanding Parking
- Property Boasts Solar Panels & Battery Storage Along With EDDI Solar Diverter





PROPERTY DETAILS

Property Address

7 Broad Park, , Dartmouth, Devon, TQ6 9EZ

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

E

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

From the Dartmouth office turn right in Fairfax Place and continue ahead passing the boat float on your right. Turn left on to Duke Street which in turn becomes Victoria Road. Continue up the hill and shortly after the sharp right hand bend, turn left on to Higher Broad Park. The parking and garage for the property will be found on the left hand side

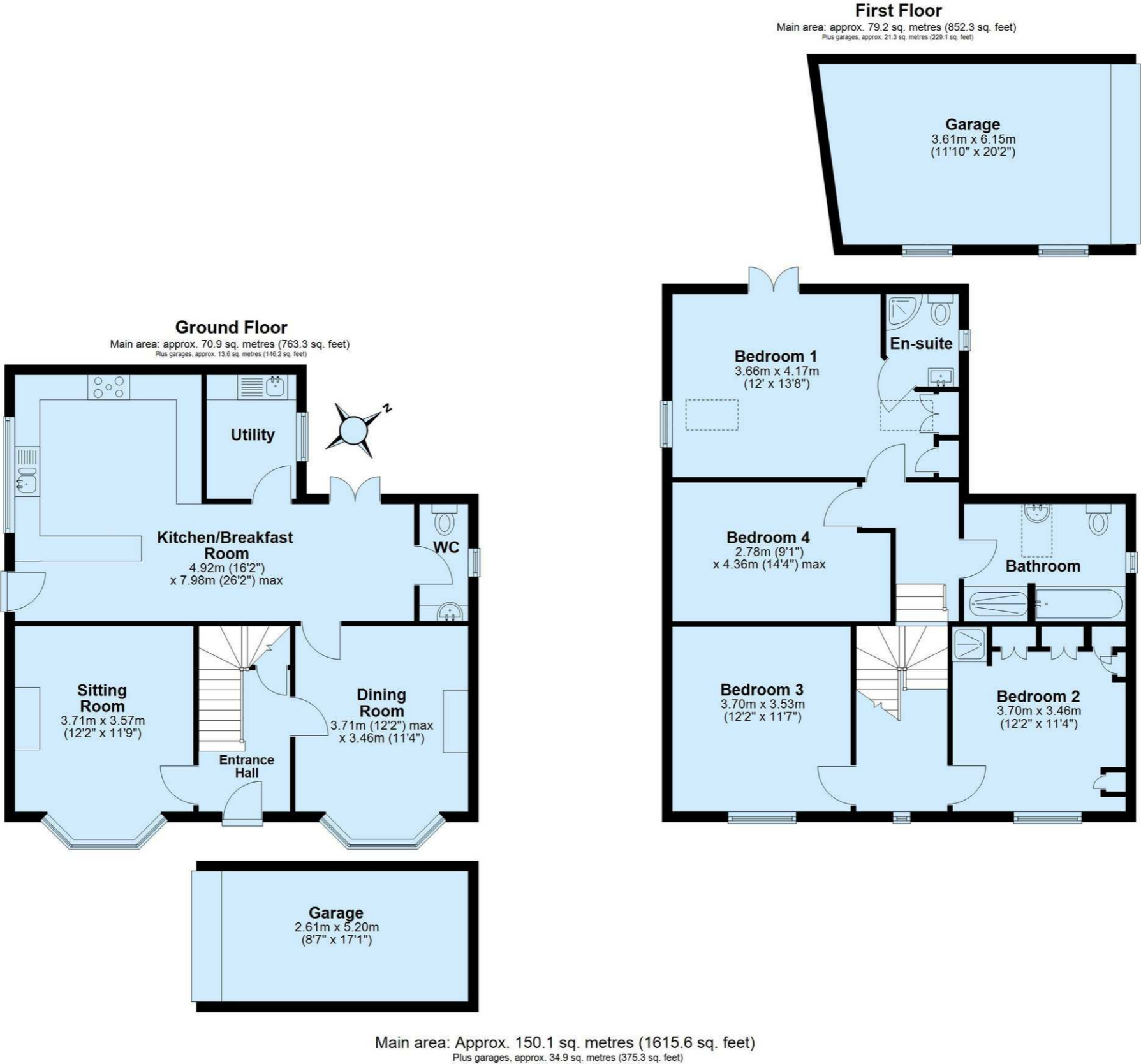
Viewing

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



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FLOOR PLAN





MARCHAND PETIT

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