

33 HERMITAGE ROAD
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

33 HERMITAGE ROAD, DARTMOUTH

Set in a quiet position, this two-bedroom mid-terraced home offers light, well-proportioned accommodation, a private rear garden and an appealing outlook towards the surrounding countryside. Conveniently placed for schools, supermarkets, leisure facilities and local bus services, it presents an excellent opportunity for first-time buyers, downsizers or those seeking a practical base within walking distance of the town centre.

The property is approached through a front garden, where a stepped path rises to the covered entrance, opening into a home with a simple, neutral decorative scheme that allows a new owner to add their own style over time.

On the ground floor, the living room is a comfortable and versatile reception space, with ample room for sofas, occasional furniture and a media unit. An open recess beneath the staircase offers useful scope for storage, shelving or a compact work area, helping to make the most of the available space.

An internal door leads through to the kitchen / breakfast room, a sociable room extending across the rear of the house. There is space for a dining table, creating a natural setting for relaxed breakfasts, family meals or entertaining friends. Wood-effect flooring runs throughout, lending warmth and practicality to this everyday living area. The kitchen is arranged with a range of wall and base cabinets, complemented by work surfaces and tiled splashbacks. Integrated appliances include an oven and hob, with a stainless-steel extractor above, while there is space for additional freestanding appliances. Recessed ceiling lighting gives the cooking area a clean, contemporary finish. Two windows and a glazed rear door allows daylight in and establish an easy connection with the garden.

From the entrance hall, the staircase rises to the first-floor landing, which serves two bedrooms and the bathroom. The main bedroom is a generous double room with sufficient space for wardrobes and further bedroom furniture. The second bedroom is ideally suited as a single bedroom, nursery, study or dedicated home office. The flexibility of this room will appeal particularly to those working from home or requiring occasional guest accommodation.

The bathroom is fitted with a white suite comprising a panelled bath with tiled surround, pedestal wash basin and WC. A window provides natural light and ventilation, while the straightforward arrangement makes the room practical for everyday use.

Outside the garden is ready to be re-imagined by this homes new owner. Currently a timber deck provides room for outdoor seating and potted plants. It is an inviting spot for morning coffee and al fresco dining. Beyond the deck, the garden rises away from the house, with mature shrubs, trees and planted borders creating privacy and offering the potential for a keen gardener to shape distinct seating and planting areas. To the rear is a useful allocated parking space.

Dartmouth is one of South Devon's most desirable waterside towns, celebrated for its historic streets, harbour, sailing heritage and renowned Royal Regatta. Its centre offers an excellent collection of independent shops, galleries, cafés, pubs and restaurants, while the River Dart and nearby coastline provide exceptional opportunities for boating, walking and days at the beach. Local schools, supermarkets, leisure and wellbeing centres are within convenient reach of the property, and a nearby bus route serves the area. Mainline rail connections to London Paddington are available from Totnes, approximately 13 miles away, while the A38 Devon Expressway can be joined at Buckfastleigh.



PROPERTY DETAILS

Property Address

33 Hermitage Road, , Dartmouth, Devon, TQ6 9TD

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

C

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel. 01803 861234

Key Features

- Two-bedroom mid-terraced home
- Quiet elevated position
- Close to the local schools, supermarkets, leisure centre & medical centre
- Nice size fitted kitchen / breakfast room
- Recently decorated & new flooring
- Front & rear gardens
- Allocated parking space
- Nearby bus route

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 centre of Dartmouth follow the one way system past Coronation Park and up College Way, passing Britannia Royal Naval College on your right. Towards the top of the hill turn right into Old Mill Lane, which in turn leads into Townstal Crescent. At the T junction turn right into Archway drive and second left into Hermitage Road.

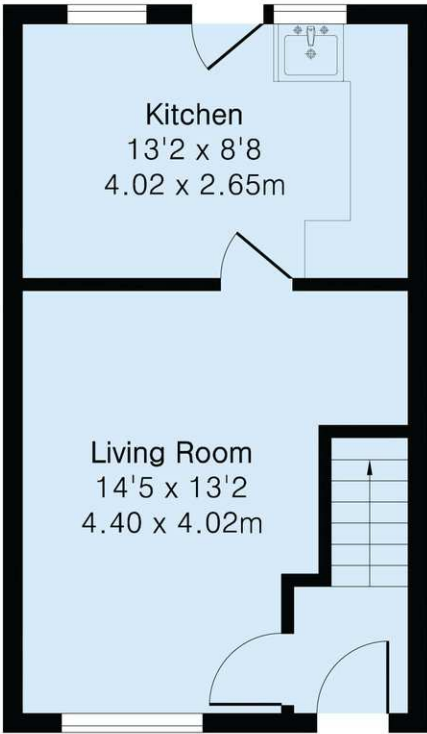
Viewing

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

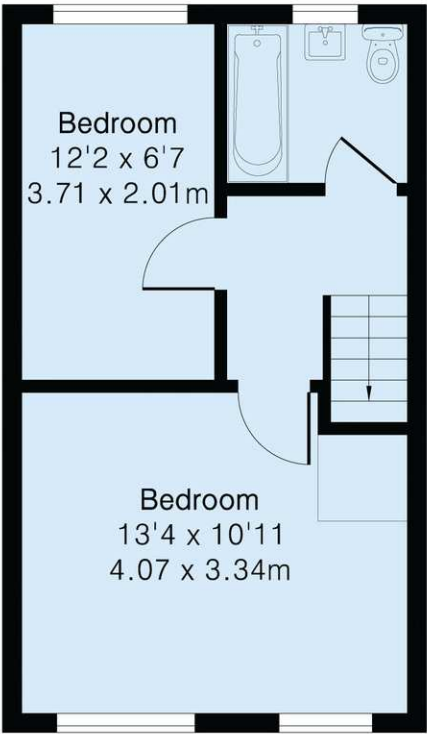


FLOOR PLAN

Approximate Gross Internal Area 622 sq ft - 58 sq m
Ground Floor Area 311 sq ft – 29 sq m
First Floor Area 311 sq ft – 29 sq m



Ground Floor



First 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.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.