



**14 Ford Valley**  
Dartmouth  
Price £275,000

*Freeborns*  
ESTATE AGENTS

Prepare to be impressed. A great opportunity as a first-time buyer to get you on to the property ladder or why not have it as your holiday bolt hole. This home has been comprehensively refurbished and modernised, Ford Valley is a walk into town so once you have unloaded the car, relax and enjoy all the amenities Dartmouth has to offer.



# 14 Ford Valley, Dartmouth, TQ6 9ED

## SUMMARY:

Relax and put your feet up, where you can get away from the hustle and bustle of the town. Pride of ownership is reflected throughout, it is lovely. The property has been a wonderful family home for the current owners, and it has also generated income when they moved on to greener pastures years ago.

## DIRECTIONS

From the town centre proceed along Duke Street and continue into Victoria Road. Carry on up Victoria Road and Ford Valley will be on your right.

## PROPERTY INFORMATION:

- Comfortable walk down to town

- South facing aspect

- 3 bedrooms

- Skylight in kitchen

- Elegant Sitting Room with bay window and feature gas fire

- Unofficial parking to the front of the property

## OUTSIDE:

To the rear of the property is a courtyard/patio area which is gated to keep pets and small children safe. A tiered terraced rear garden is just waiting for the garden enthusiast to develop it.

## OWNERS COMMENTS:

Some houses have a story to tell, and number 14 is a bestseller. Having been the backdrop for two generations of "firsts"—from my own childhood to bringing home my first child—this home is now ready to welcome a new family into its warm embrace.

We have renovated this home, ensuring it isn't just beautiful, but truly warm and cosy. It's the kind of place where you can kick off your shoes and instantly feel at peace.

Designed for those who love to host. Whether it's a milestone birthday or a quiet Sunday roast, the layout is perfect for gathering friends and creating lasting memories.

This is more than a starter home; it's a foundation for a life well-lived.

"We've spent years filling these rooms with laughter and milestones. It's been a sanctuary for us, and we've renovated it specifically to be a soft landing for the next family to grow, play, and host their own celebrations."

## SERVICES:

Mains electric, water and drainage. Gas Central heating.

## COUNCIL TAX BAND: C

## LOCAL AUTHORITY:

South Hams District Council

## EPC: D

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### 14 Ford Valley

Approximate Gross Internal Area  
1076 sq ft - 100 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

[info@freebornsproperty.co.uk](mailto:info@freebornsproperty.co.uk)

[www.freebornsproperty.co.uk](http://www.freebornsproperty.co.uk)

*Freeborns*  
ESTATE AGENTS

