



THE
BOLTHOLE

MILLARD
COOK

Seaway, 39 Newcomen Road
Dartmouth, TQ6 9BJ



Seaway, 39 Newcomen Road is a delightful double-fronted end townhouse occupying an elevated position in the sought-after Newcomen Road, enjoying magnificent panoramic views across historic Bayard's Cove, the River Dart, Kingswear and out to sea.

Situated just a short stroll from the heart of Dartmouth, this light-filled and versatile property offers flexible accommodation ideally suited as a full-time residence, second home or an investment with holiday letting potential, enhanced further by a self-contained one-bedroom annexe.

The property is arranged over several floors, offering spacious and adaptable living accommodation throughout. A particular feature is the stunning triple-aspect sitting/dining room, flooded with natural light and enjoying exceptional river and sea views from the bay window.

The principal accommodation includes three bedrooms, two of which benefit from balconies enjoying breathtaking views across Dartmouth, the River Dart and out to sea. Additional accommodation includes a kitchen, shower room, cloakroom and utility room.

The lower ground floor provides a superb self-contained one-bedroom annexe with its own private entrance, although it can also be accessed internally from the main residence. The annexe comprises a living room, kitchen, double bedroom and shower room, making it ideal for visiting guests, multi-generational living or holiday letting purposes.



Accommodation

Ground Floor

Entrance door opening to the hallway with stairs rising. The Bedroom enjoys views across the River Dart together with an adjacent utility room with space and plumbing for washing machine and tumble dryer, together with useful storage.



First Floor

Landing with stairs rising to the second floor. The impressive triple-aspect sitting/dining room features an ornate fireplace, bay window and additional window seat with storage, all enjoying outstanding southerly views across Bayard's Cove, the River Dart, Kingswear and out to sea.

The kitchen is fitted with a range of cupboards and drawers with integrated oven, microwave oven, hob with extractor, dishwasher, Belfast-style sink and integrated fridge/freezer.

Also on this floor is a shower room comprising tiled corner shower, wash hand basin with storage beneath, heated towel rail and a WC.



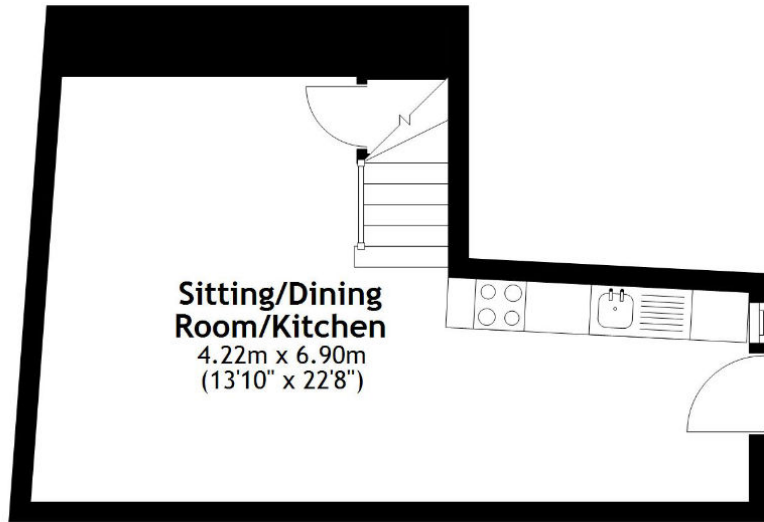


Second Floor

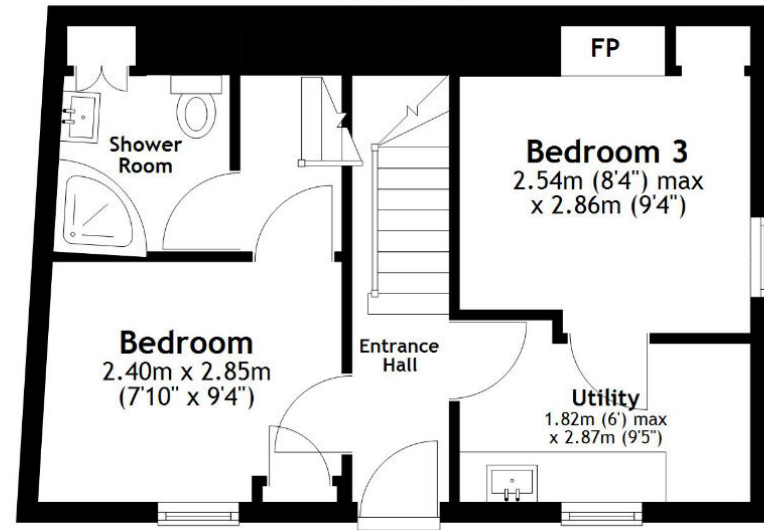
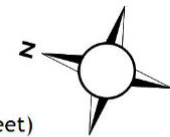
The is a triple-aspect bedroom with vaulted ceilings and a balcony enjoying spectacular views across the town, River Dart, Kingswear and out to sea. Further double-aspect bedroom with balcony overlooking the same stunning outlook. Cloakroom with WC and a wash hand basin.



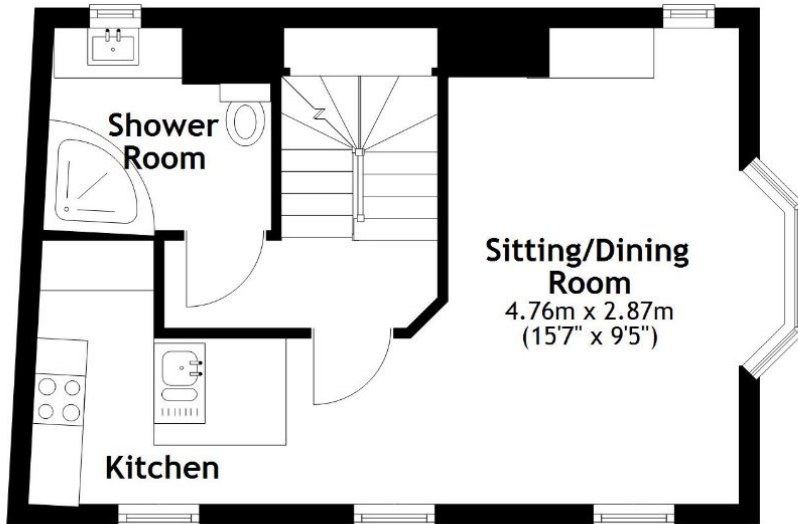
Lower Ground Floor
 Approx. 25.2 sq. metres (271.2 sq. feet)



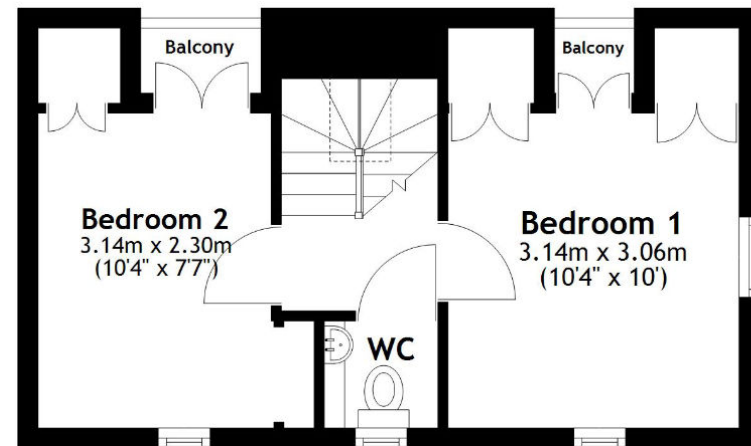
Ground Floor
 Approx. 27.5 sq. metres (295.7 sq. feet)
 (excluding Utility)



First Floor
 Approx. 33.0 sq. metres (354.9 sq. feet)



Second Floor
 Approx. 25.8 sq. metres (278.1 sq. feet)
 (excluding Balcony, Balcony)



Total area: approx. 111.5 sq. metres (1199.9 sq. feet)
 39 Newcomen Road, Dartmouth

Lower Ground Floor – Annexe

Accessed via a separate entrance to the side of the property, the self-contained annexe comprises a living room and fitted kitchen with a range of cupboards and drawers, integrated oven, hob and extractor.

Steps lead up to a double bedroom and shower room with wash hand basin, WC and storage. There is also internal access to the main residence hallway.



Services

All mains services connected. Gas fired central heating with separate boilers serving the main house and the annexe.

Tenure. Freehold.

Council Tax: E

EPC: Main House: C

EPC: Apartment: C

Property size: 1,199 sqft

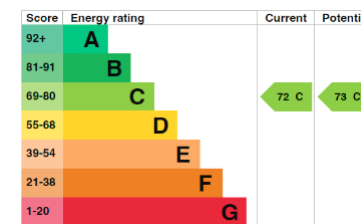
Viewings. Strictly via Millard Cook in Dartmouth.
Floor plans and images are for guidance only.



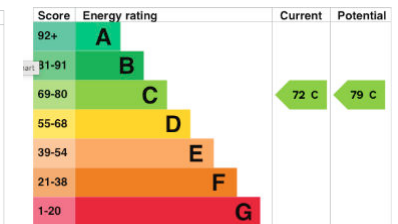
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House



Apartment



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