



Crowthers Hill, Dartmouth

£235,000

A lovely cottage on Crowthers Hill close to the town centre requiring refurbishment.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- No chain
- Character cottage
- Super location
- In need of refurbishment
- 3 bedrooms
- Living room
- Kitchen
- Bathroom
- Separate Cloakroom/WC
- Early viewing advised

Property Type: Terraced House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: C | **Tenure:** Freehold

A superb opportunity to purchase a delightful cottage on Crowthers Hill, an historic and picturesque street lined with colourful cottages and town houses which although has seen improvements over the years is now in need of general refurbishment. The accommodation is arranged over three floors to include three bedrooms, the property does not have a garden although there are some wonderful walks to be had from the doorstep with the parks in Dartmouth town centre nearby.

Over the last 15 years or so many of the windows have been replaced with sash double glazed units and the dormer on the top floor has UPVC double glazing. On the ground floor is the living room with fireplace and mantle with shelving to the chimney breast recess. The sash window to the front has a deep sill ideal as a window seat. There is a night storage heater and a step leads up to the:

Kitchen with a high-level window to the rear. There is a stainless steel sink and drainer with work surface, washing machine, fridge and access to the modern hot water tank.

A door provides access to a lobby with a door to the bathroom which has a white suite comprising a panelled bath with grab handles and a wash hand basin.

Stairs rise from the lobby turn to a half landing off which is the cloakroom with WC, wash hand basin and an obscure window to rear.

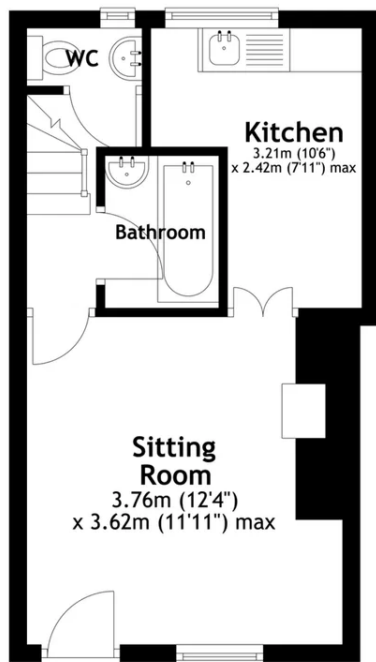
The stairs continue to the first floor landing off which are two bedrooms. The principal bedroom is an extremely good size with lovely old fireplace, exposed floorboards and a useful cupboard. The second bedroom is also a good size with a double glazed window to rear with a skylight and cupboard housing the header tank. The stairs continue to the third bedroom with some limited head height. There are exposed roof timbers and a window to the front aspect. Useful eaves storage.

Although the cottage requires refurbishment it is situated in a super location, is full of character and has been a loved home.



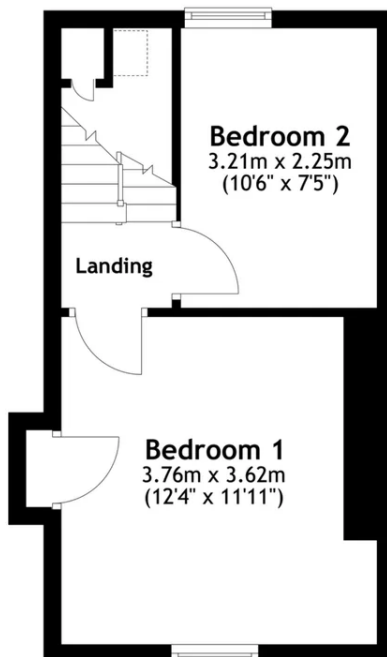
Ground Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



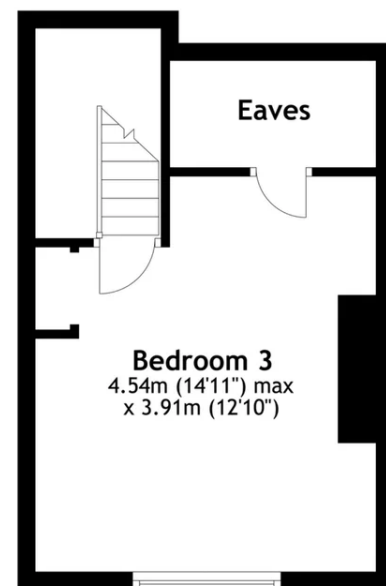
First Floor

Approx. 26.0 sq. metres (279.3 sq. feet)



Second Floor

Main area: approx. 20.2 sq. metres (217.1 sq. feet)
Plus eaves, approx. 2.9 sq. metres (31.2 sq. feet)



Main area: Approx. 72.4 sq. metres (779.5 sq. feet)

Plus eaves, approx. 2.9 sq. metres (31.2 sq. feet)

29 Crowthers Hill, Dartmouth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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