9, Ridge Hill, Dartmouth, Devon, TQ6 9PE

Totnes 12 miles; Plymouth 29 miles; Exeter 40 miles

A charming 2 bedroom cottage-style property arranged over 3 floors with beautiful character features and lovely views out towards the River Dart.

- Grade II listed terraced home
- Lovely views towards the River Dart
- 1164 Sqft of accommodation
- Two bedrooms and two bathrooms
- Characterful sitting/dining room
- Charming cottage-style kitchen
- Successful holiday let potential
- Leasehold
- Council tax band C

Guide Price £375,000

SITUATION

Dartmouth is one of South Devon's most admired waterside towns, set where the River Dart meets the sea. Known for its maritime heritage, historic streets and beautiful riverside setting, the town offers an excellent range of shops, galleries, cafés, pubs and restaurants, together with everyday amenities including supermarkets, leisure facilities, a cinema, library and medical centre.

The surrounding South Hams countryside and coastline provide superb opportunities for walking, sailing and enjoying the wider area. Totnes, about 12 miles away, has a mainline railway station with services to London Paddington, while the A38 provides access towards Exeter and Plymouth.

DESCRIPTION

9 Ridge Hill is a delightful Grade II listed terraced home, perfectly placed for enjoying the best of Dartmouth, with lovely views towards the River Dart.

The property is arranged over three floors and has been well presented throughout, retaining a wealth of character features including deep-set windows, timber detailing, an original fireplace and a charming staircase. The accommodation offers well-defined spaces for relaxing, dining and working, with two bedrooms and flexible appeal as a main home, second home or holiday let.

ACCOMMODATION

The front door opens into the ground floor, where the sitting/dining room provides a welcoming reception space with built-in window seating, timber detailing and an original fireplace.

The kitchen has a traditional cottage feel, with wooden cabinetry, ceramic tiled flooring, decorative wall panelling and a central island. A bathroom with bath and shower completes the ground floor.

On the first floor is a generous double bedroom with built-in wardrobes, window shutters and an en suite WC and basin. There is also a separate cloakroom.

The second floor provides the principal bedroom suite, with its own bathroom and separate WC.

OUTSIDE

The property is approached from Ridge Hill, a sought-after residential road close to the town centre and riverside. No private parking or garaging is noted in the supplied details.

SERVICES

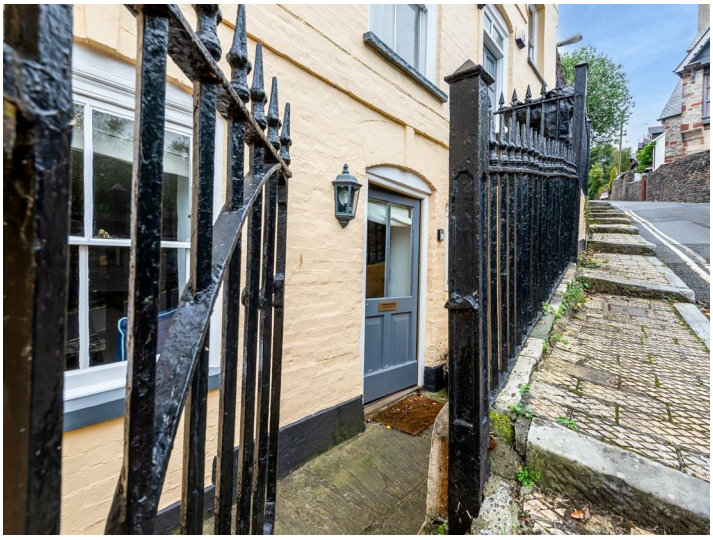
Mains water, mains drainage, mains electricity and mains gas. Gas-fired central heating.

TENURE

Leasehold. 999 years from 1979.

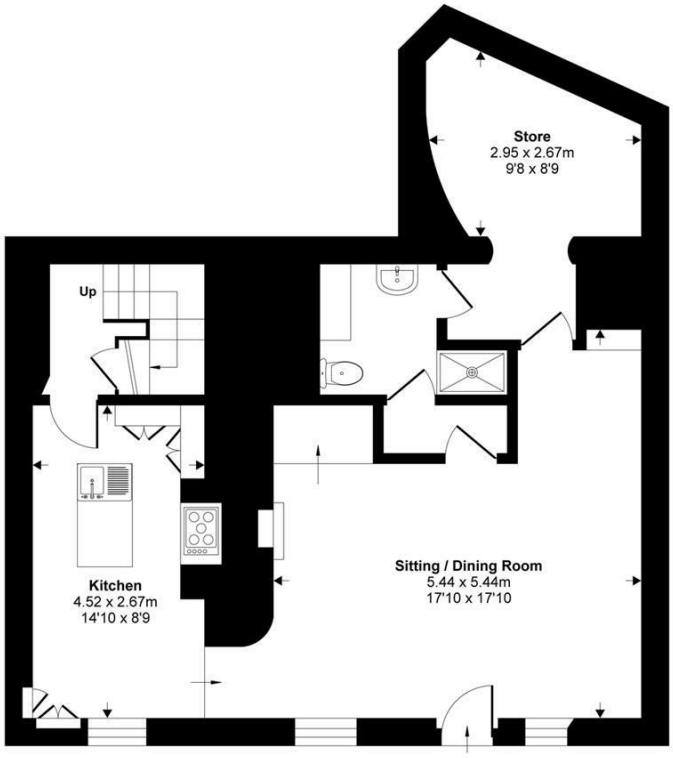
DIRECTIONS

From Stags Dartmouth office turn right on Duke Street towards the Royal Avenue Gardens and then left on to Mayors Avenue. Follow the one way system towards the North Embankment. Shortly after The Ship in Dock Inn turn left on to Ridge Hill. Number 9 will be found a short distance on the left hand side.

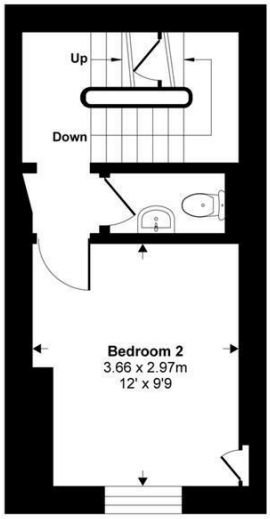


Approximate Area = 1164 sq ft / 108 sq m

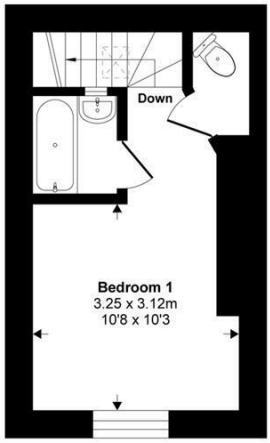
For identification only - Not to scale



Ground Floor



First Floor



Second Floor

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Stags. REF: 763271

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

STAGS

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