

17 WATERHEAD CLOSE
KINGSWEAR



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



17 WATERHEAD CLOSE, KINGSWEAR

Tucked away in a peaceful and pretty position on a small development of similar properties on the outskirts of the highly desirable riverside village of Kingswear, this wonderful detached house has been extensively remodelled and thoughtfully extended to create a stylish and immaculately presented home.

The property offers a wonderful balance of contemporary design and comfortable family living, with light-filled interiors, good-quality finishes, and a carefully considered layout throughout.

Every detail has been enhanced by the current owners, resulting in a home that is both smart and highly functional. At the heart of the property lies a striking open-plan kitchen/dining/living space, designed very much with modern living in mind. The kitchen itself is beautifully appointed with a comprehensive range of sleek high-gloss cabinetry and generous work surfaces, all complemented by clean lines and a sophisticated finish. A series of Velux roof lights allow natural light to pour in, creating a bright and inviting space ideal for both everyday living and entertaining. A separate sitting room provides a more intimate lounge area, while the welcoming entrance hall with cloakroom adds to the sense of space and practicality on the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms, offering flexibility for family life, guests, or home working. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom with quality fittings and a clean, modern aesthetic.

Outside, the attention to detail continues. The front of the property features a neatly presented gravelled garden alongside driveway parking and access to a single garage. To the rear, the landscaped terraced garden has been thoughtfully designed to create a series of usable outdoor spaces, including a paved dining terrace and additional seating areas, all surrounded by mature planting and enjoying a good degree of privacy with a woodland backdrop.

The property further benefits from a Tesla Powerwall, providing intelligent energy storage and helping to reduce running costs. This advanced system stores electricity for use when needed, offering greater energy independence, improved efficiency, and resilience against rising energy prices. Combined with the home's modern electric heating system, this creates an efficient and forward-thinking approach to everyday living—ideal for buyers seeking both sustainability and long-term cost savings.

The location perfectly complements the home. Kingswear, set on the eastern bank of the River Dart opposite the historic town of Dartmouth, is renowned for its strong sailing community, marina facilities, and relaxed coastal lifestyle. From the property, there is nearby access to the river at Waterhead Creek, along with beautiful walks through nearby woodland and along the river towards the village centre. Regular passenger and car ferries provide easy links to Dartmouth, while the surrounding area offers beaches, coastal paths, and golf courses within easy reach.

Combining well presented interiors and a pretty setting, this is a lovely opportunity to acquire a truly turnkey home in one of the South Hams most sought-after River Dart villages.





KEY FEATURES

- Beautifully remodelled and extended detached home in a pretty Kingswear location
- Four bedrooms, including a main bedroom with en suite shower room
- Striking open-plan kitchen/dining/living space at the heart of the home
- Contemporary kitchen with sleek fitted units and generous workspace
- Separate sitting room providing an additional reception space
- Landscaped terraced rear garden with paved dining area and seating spaces
- Driveway parking with single garage and low-maintenance front garden
- Energy-efficient electric heating with Tesla Powerwall storage system for reduced running costs





PROPERTY DETAILS

Property Address

17 Waterhead Close, Kingswear, Dartmouth, Devon, TQ6 0BN

Mileages

Dartmouth ¼ mile by ferry, Totnes 12 miles, Torquay 11 miles. All mileages are approximate.

Services

Mains electricity and water. Private drainage. Tesla Powerwall powered electric heating

EPC Rating

Current: E Potential: D

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

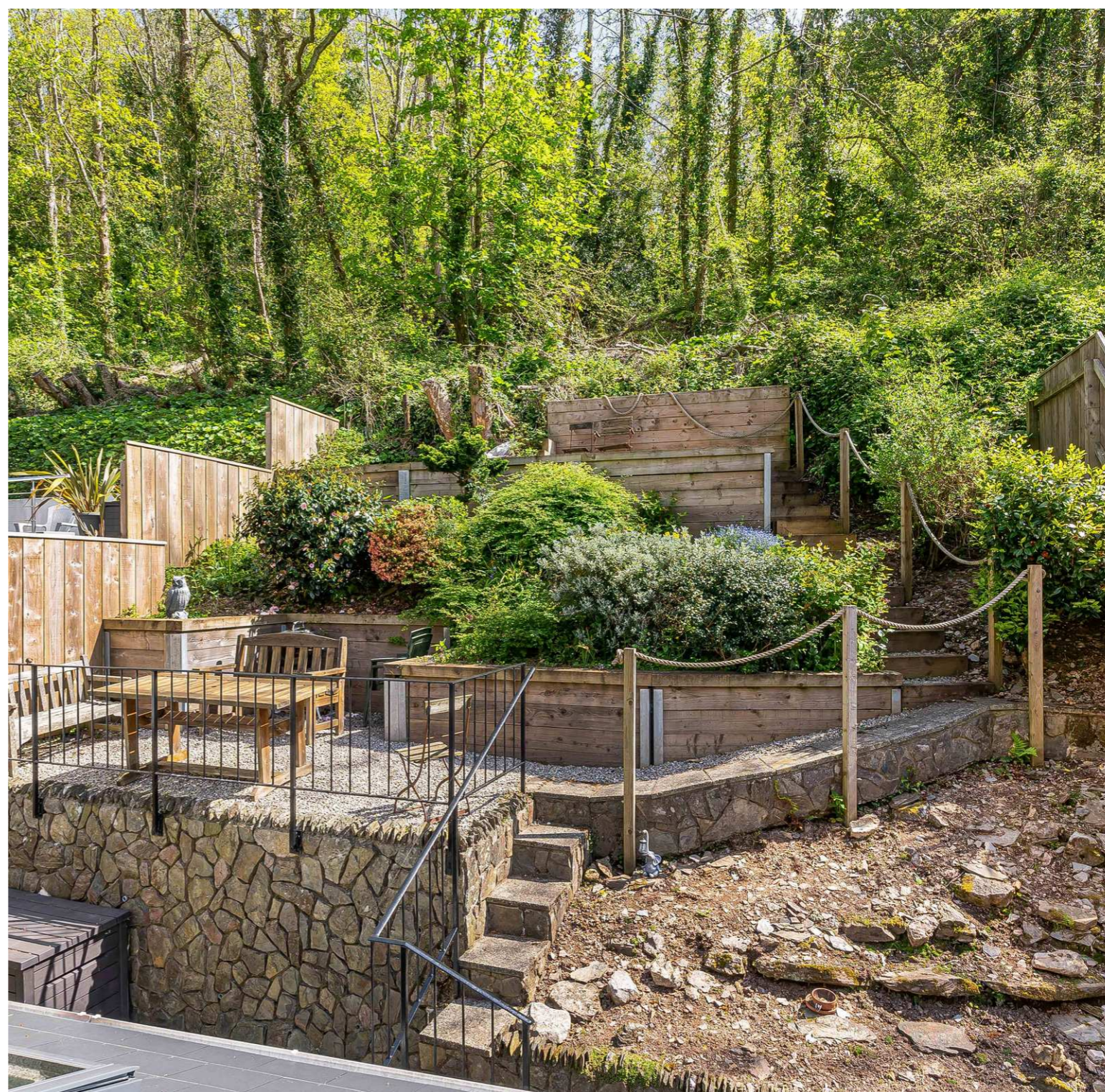
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Directions

Take the lower ferry across from Dartmouth to Kingswear and follow the road through the village passing the marina on your left hand side. Waterhead Close is at the end of the creek on the right hand side

Viewing

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



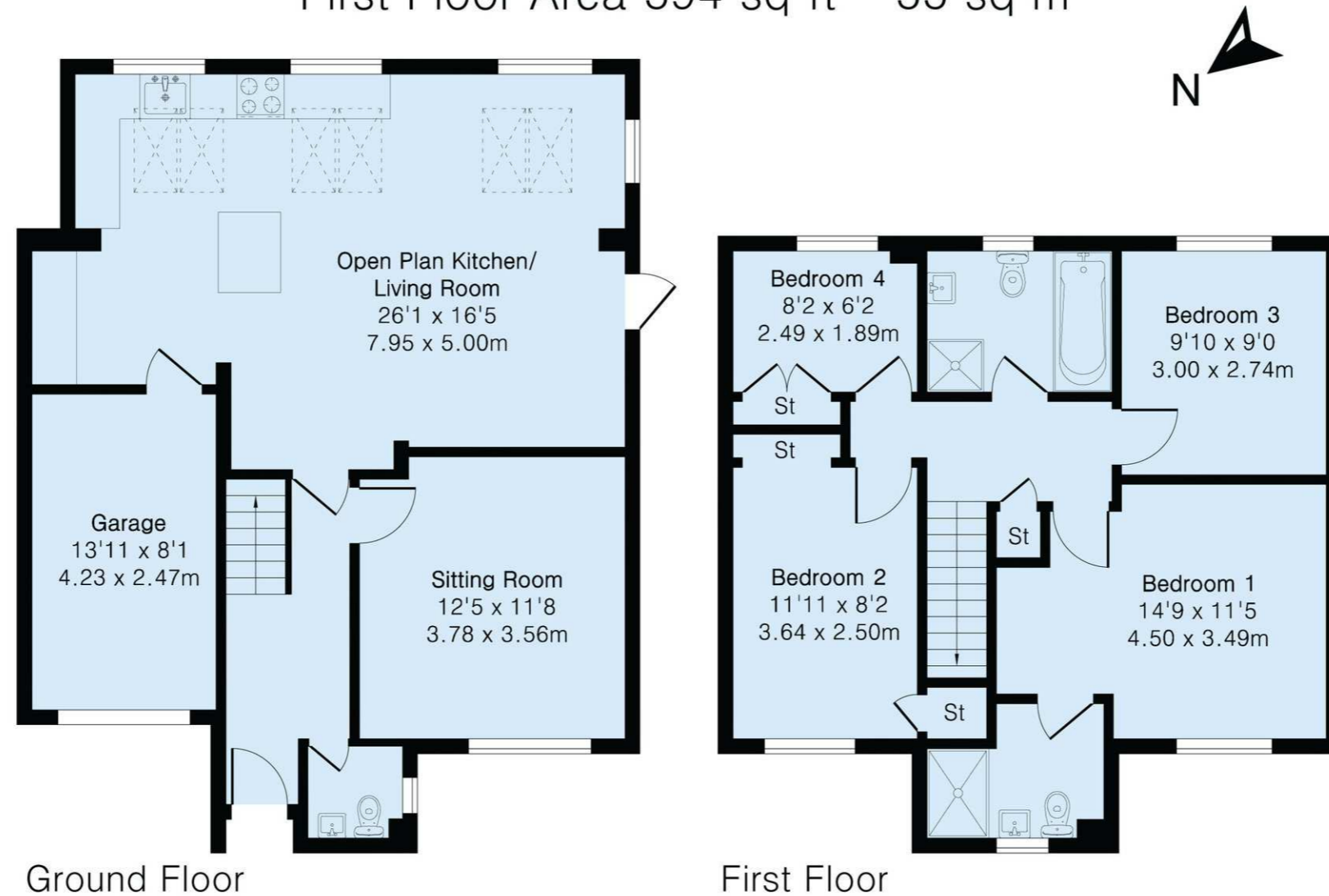
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FLOOR PLAN

**Approximate Gross Internal Area 1359 sq ft - 126 sq m
(Including Garage)**

Ground Floor Area 765 sq ft – 71 sq m

First Floor Area 594 sq ft – 55 sq m



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.





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