





SITUATION

Nestled where the River Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobbled streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. The deep-water harbour serves as a magnet for sailing enthusiasts worldwide, while the stunning Devon coastline lies just moments away. Dartmouth's location offers the perfect balance of coastal tranquility and accessibility. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington, making this charming riverside haven surprisingly accessible.

DESCRIPTION

64 Seymour Drive is a well-proportioned detached property situated in a popular residential area offering three bedrooms and versatile living accommodation in need of general refurbishment, presenting an excellent opportunity to create a personalised family home. The ground floor features a kitchen/dining room with integrated appliances, a sitting room with gas fire and patio doors to the garden, plus a convenient cloakroom. Upstairs, the principal bedroom enjoys an ensuite shower room and built-in wardrobes, with two further bedrooms served by a family bathroom. Outside, a single garage incorporating a utility area and vaulted storage space above provides every day comfort, while the gardens include a level front lawn with driveway parking and a private rear garden with paved terrace and mature borders. Internal garage access and a ground floor layout provide excellent everyday practicality for family living.

ACCOMMODATION

Enter through the front door into a generous entrance hallway featuring practical understairs storage and convenient internal garage access. A ground floor cloakroom with WC and wash hand basin adds everyday convenience. The kitchen/dining room provides a sociable family space, fitted with a range of base and wall units complemented by tiled splashbacks. Integrated appliances include an electric oven, hob, fridge, and dishwasher, offering a functional foundation ready for your personal touch. The inviting sitting room centres around a feature fireplace with inset gas fire, creating a cosy atmosphere for relaxation. Patio doors open directly onto the rear garden and paved terrace, seamlessly blending indoor and outdoor living spaces.

The first floor comprises three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from built-in wardrobes and a private ensuite shower room with shower cubicle, WC, and wash hand basin. The second

bedroom easily accommodates a double bed and also features built-in wardrobe storage, while the third bedroom offers flexibility as a single bedroom, home office, or nursery. A family bathroom with bath and overhead shower, WC, and wash hand basin serves the remaining bedrooms. An airing cupboard housing the hot water cylinder provides additional storage.

OUTSIDE

The front garden combines easy-care appeal with a level lawn adjacent to the driveway providing off-road parking in front of the garage. The garage extends beyond typical dimensions to incorporate a dedicated utility area complete with sink, ample storage, and plumbing for laundry appliances. The gas-fired Worcester boiler is also housed here. A side door provides direct garden access, whilst an internal door leads directly into the ground floor hallway making this an extremely practical space for everyday comings and goings, particularly when unloading shopping. Above, the vaulted roof space offers excellent storage potential or possible scope for future development, subject to obtaining the necessary consents. To the rear, the garden provides a delightful private retreat with a paved terrace ideal for alfresco dining, extending to an area of lawn framed by established shrub borders that offer both seclusion and seasonal interest.

TENURE

Freehold.

SERVICES

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

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office start towards the B3205/The Quay, follow the one way system left onto Mayors Avenue and after passing Marks & Spencers (on your left), stay left and continue onto the A379/College Way. Proceed up the hill. From Stags offices start towards the B3205/The Quay, follow the one way system left onto Mayors Avenue and after passing Marks & Spencers (on your left), stay left and continue onto the A379/College Way. Proceed up the hill, and carry straight on over the mini round about onto the A3122/Townstal Road. Upon reaching the petrol station on your left, turn right into Seymour Drive, follow the road down and to the right where the property will be found on the right hand side.

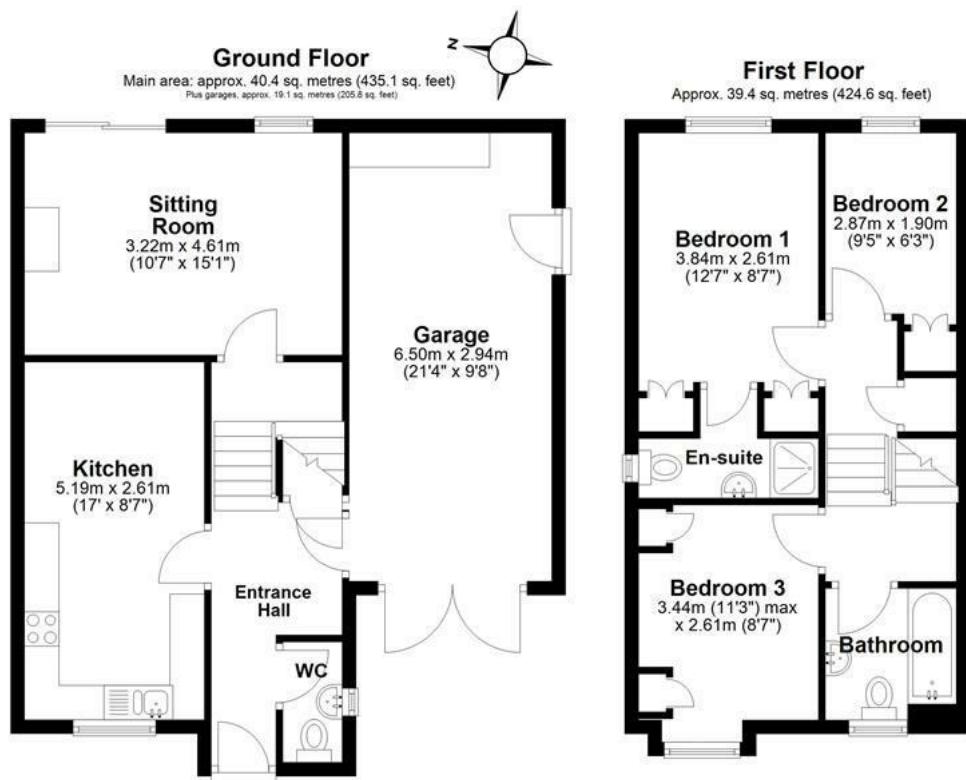
Totnes 13 miles Plymouth 30 miles Exeter 40 miles

A well-proportioned 3 bedroom detached family home in need of general refurbishment with spacious accommodation, parking, garage and private gardens.

- In need of general refurbishment
- 3 Bedrooms (1 ensuite)
- Parking & garage
- Garden
- Detached family home
- Popular residential area
- Freehold
- EPC D / Council tax D

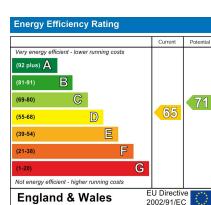
Guide Price £295,000





Main area: Approx. 79.9 sq. metres (859.6 sq. feet)
Plus garages, approx. 19.1 sq. metres (205.8 sq. feet)

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.



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