

19 COOMBE ROAD DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



19 COOMBE ROAD, DARTMOUTH

A Charming Grade II Listed Cottage with Stunning River Views and Potential

Occupying an enviable position with superb south-easterly views across Coronation Park, the River Dart, and towards Kingswear, this attractive Grade II listed terraced cottage presents the opportunity to acquire a characterful home in a really lovely part of the South Hams town of Dartmouth.

The property has a period feel and offers a wonderful sense of character throughout. While it would now benefit from a programme of renovation and modernisation, it provides an exciting opportunity for a purchaser to create a truly special home tailored to their own style and requirements.

The accommodation is thoughtfully arranged and well-proportioned. On the ground floor, an entrance hall leads through to a sitting room positioned at the front with delightful views over Coronation Park and the River Dart beyond. Double doors lead through to a generous open-plan kitchen and dining room with back door out to the garden, and which has excellent potential to become the heart of the home, complemented by a convenient cloakroom.

Upstairs, the principal bedroom has built in wardrobes and enjoys truly lovely river views. Two further bedrooms offer flexibility for family, guests, or home working, with one benefiting from direct access to the garden. A shower room serves the first floor.

Externally, to the front, is a paved terrace and to the rear is a terraced garden with mature planting and beds, which offers a private outdoor space with scope for enhancement.

The property is ideally located just a short, level walk along the River Dart into the heart of Dartmouth, where a wide range of independent shops, restaurants, and galleries can be found. Renowned for its maritime heritage and vibrant atmosphere,

Dartmouth is a highly desirable waterside town, particularly well known as a sailing centre and host of the prestigious annual Royal Regatta. The surrounding area boasts stunning countryside and easy access to some of South Devon's most beautiful beaches.

For those needing to travel further afield, mainline rail services to London Paddington are available from Totnes, approximately 13 miles away, while the A38 Devon Expressway at Buckfastleigh provides convenient road connections.

Offering charm, character, and significant potential in a prime riverside setting, this is a rare opportunity to create a truly exceptional home.





KEY FEATURES

- Pretty Grade II listed terraced cottage
- Sought-after location within easy reach of Dartmouth town centre
- Superb south-easterly views over Coronation Park and the River Dart
- Three bedrooms with versatile accommodation
- Spacious sitting room with attractive outlook
- Open-plan kitchen/dining room with potential to enhance
- Front and rear gardens, including a rear walled terraced garden
- Requires renovation, offering excellent scope to improve





PROPERTY DETAILS

Property Address

19 Coombe Road, , Dartmouth, Devon, TQ6 9PQ

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate.

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Current: D Potential: B

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order. On foot from our offices on Hauley Road, proceed along the embankment towards the higher ferry, keeping the river to your right. Coronation Park becomes visible on your left and the terraced cottages of Coombe Road will be seen beyond the park

Directions

On foot from our offices on Hauley Road, proceed along the embankment towards the higher ferry, keeping the river to your right. Coronation Park becomes visible on your left and the terraced cottages of Coombe Road will be seen beyond the park

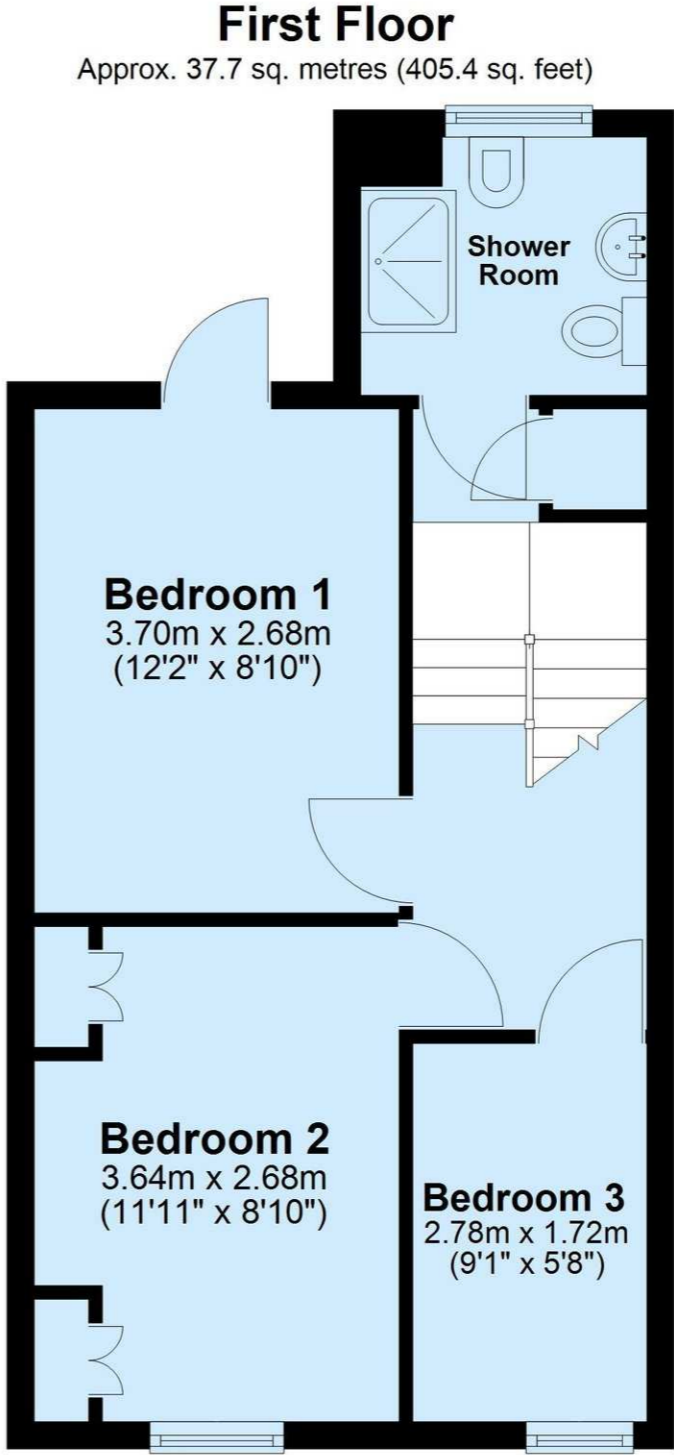
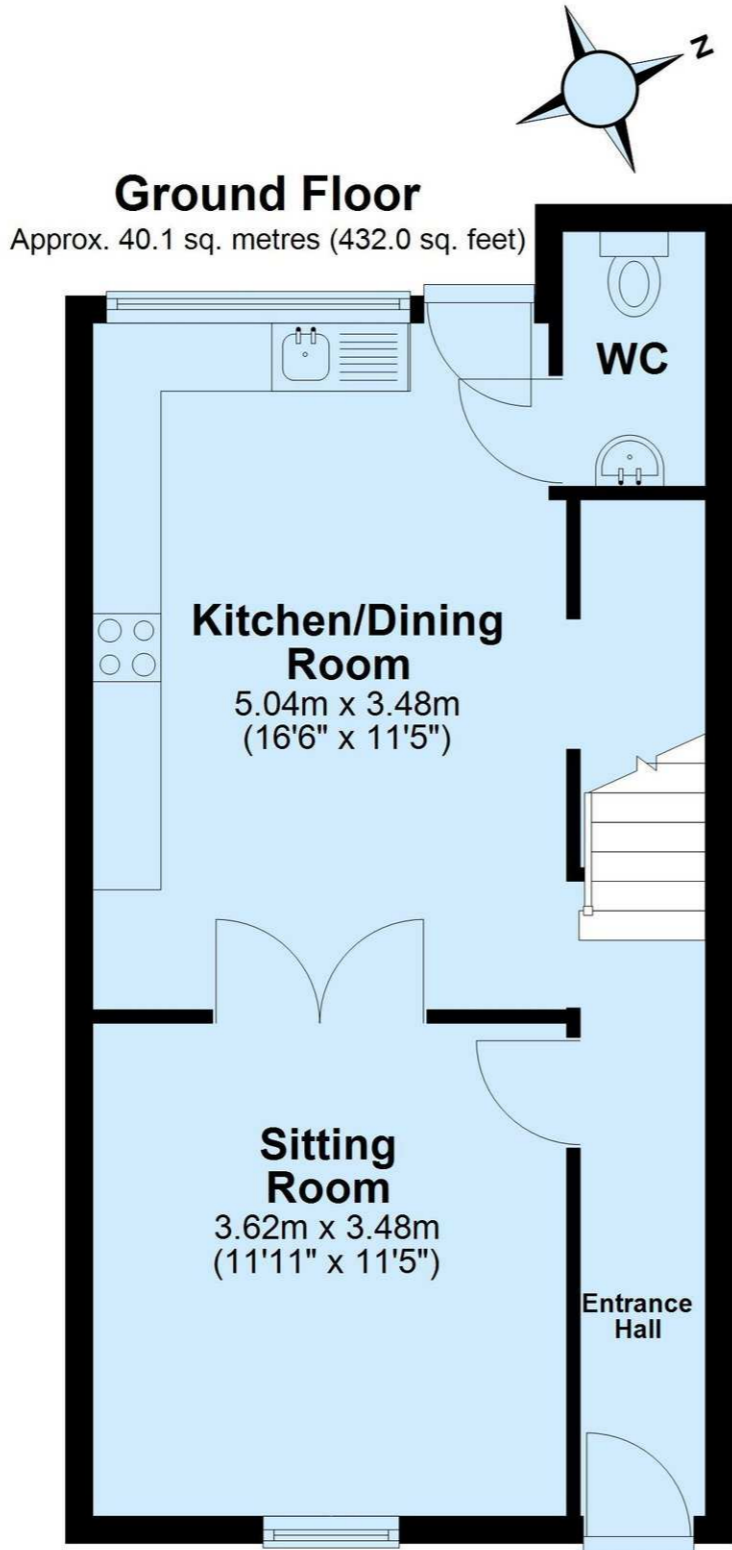
Viewing

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



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN



Total area: approx. 77.8 sq. metres (837.3 sq. feet)



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Dartmouth Office

01803 839190 | dartmouth@marchandpetit.co.uk
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590