

2 RESEVOIR TERRACE
KINGSWEAR



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



NAVY BLUE, 2 RESEVOIR TERRACE, KINGSWEAR

Set within the picturesque riverside village of Kingswear, Navy Blue is a nicely presented mid terraced cottage in an elevated position with pretty views across the River Dart with Dartmouth beyond and the surrounding countryside.

The property combines character and comfort with a bright, welcoming interior and a sociable open-plan kitchen / dining room forming the heart of the home.

The accommodation is arranged over three floors and is accessed at first-floor level from the private allocated parking space immediately outside the property.

On the ground floor is a comfortable sitting room with a feature fireplace and patio doors opening onto a decked terrace. A utility area sits just off the sitting room and also provides access to the outside. This floor additionally includes a bunk bedroom and a well-appointed family bathroom.

The first floor features a contemporary kitchen that flows seamlessly into the dining/snug area, creating an ideal space for entertaining family and friends or relaxing after a day exploring the South Devon coastline. The contemporary kitchen is fitted with a good range of wall and base units together with integrated appliances.

On the second floor are two further bedrooms and a stylish shower room. The principal bedroom at the front enjoys wonderful views across the valley, the River Dart, and Dartmouth beyond.

Outside, Navy Blue benefits from an attractive decked terraced garden with pretty views, providing a lovely private space for outdoor dining and relaxation, together with much sought after allocated parking space.

Kingswear itself is a vibrant and highly desirable waterside village located on the banks of the River Dart, directly opposite Dartmouth. Surrounded by the stunning South Devon Area of Outstanding Natural Beauty, the village offers an excellent selection of traditional pubs, local amenities, scenic waterfront walks, and access to the renowned South West Coast Path.

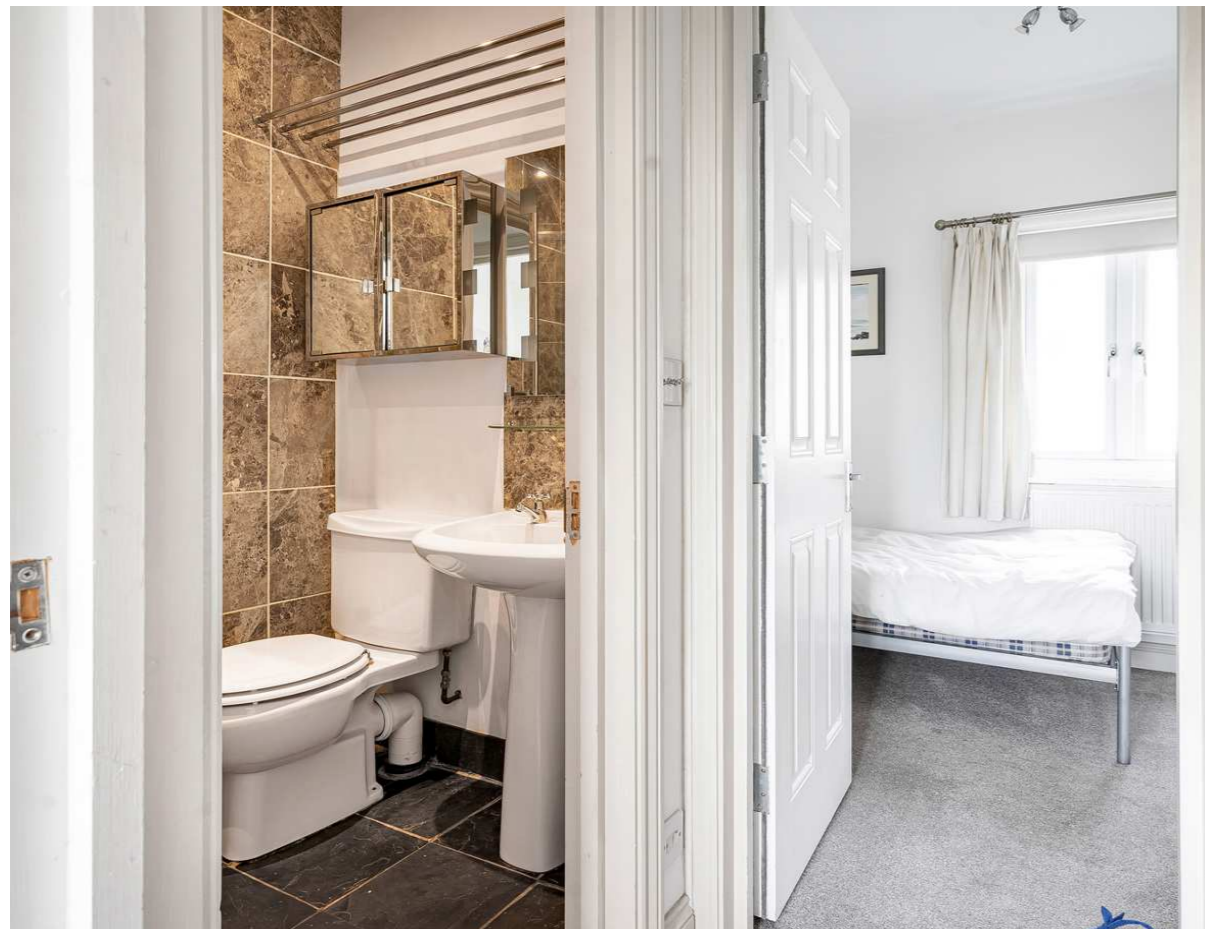




KEY FEATURES

- Three-storey townhouse with River Dart and countryside views
- Principal bedroom overlooking the River Dart and Dartmouth
- Contemporary kitchen with integrated appliances
- Open-plan kitchen and dining area
- Comfortable sitting room with feature fireplace
- Private decked terrace for outdoor dining and relaxation
- Three bedrooms and two bath/shower rooms
- Allocated parking space directly outside the property
- Easy access to the passenger and vehicle ferries to Dartmouth





PROPERTY DETAILS

Property Address

Navy Blue, 2 Reservoir Terrace, Kingswear, Devon, TQ6 0DH

Mileages

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

Services

Mains electricity water and drainage. Electric heating

EPC Rating

Current: D Potential: C

Council Tax Band

C

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.

Directions

By car, take the lower ferry to Kingswear and continue heading out of the village towards Brixham. At the junction turn right heading back in to the village, where the road splits take Higher Contour Road for approx. 300 yards and then sharp left on to Upper Wood Lane. The property is on the left hand side.

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.

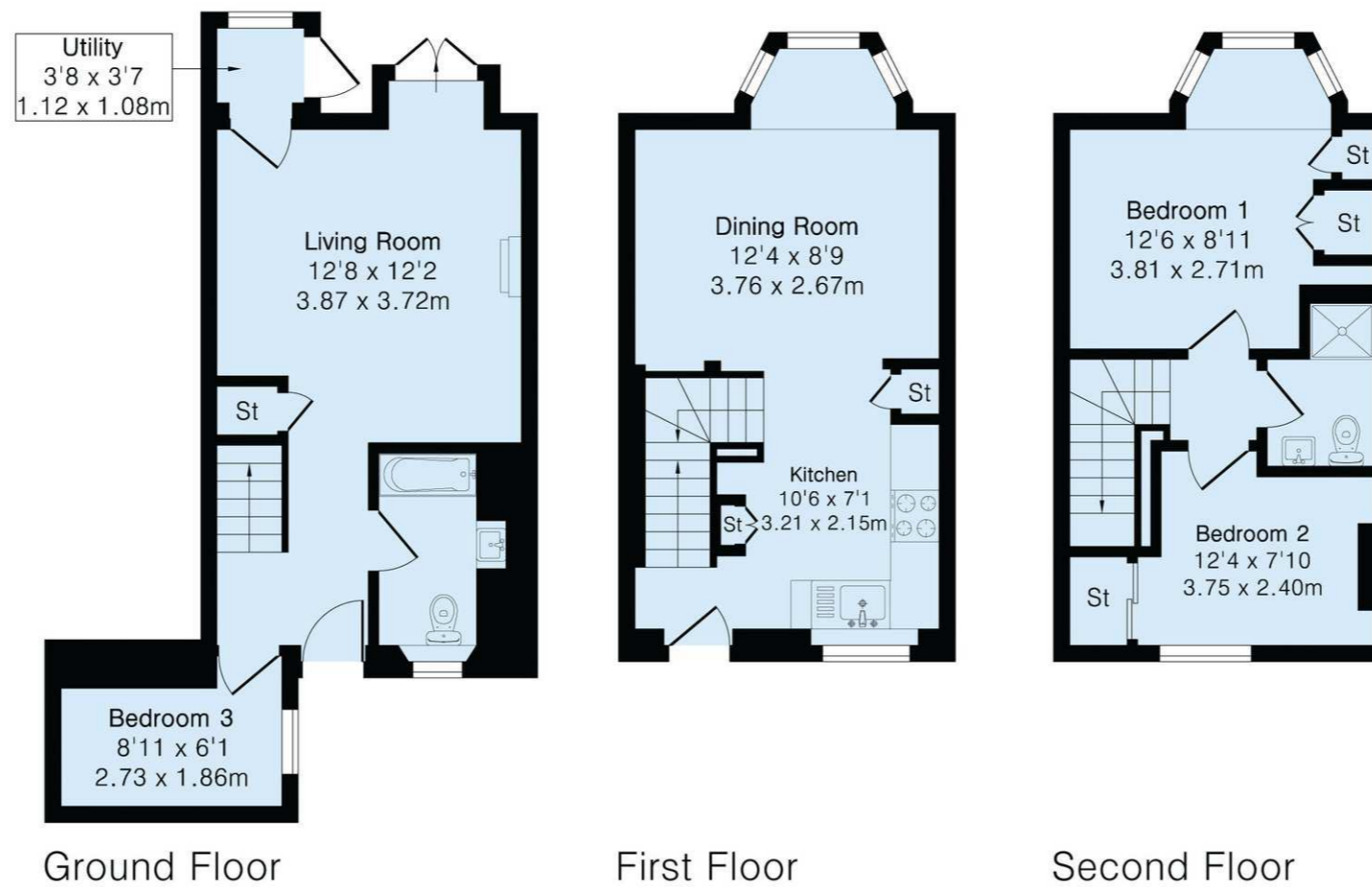
FLOOR PLAN

Approximate Gross Internal Area 886 sq ft - 83 sq m

Ground Floor Area 336 sq ft – 31 sq m

First Floor Area 275 sq ft – 26 sq m

Second Floor Area 275 sq ft – 26 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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