

41 BRITANNIA AVENUE  
DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

## 41 BRITANNIA AVENUE, DARTMOUTH

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A Nicely Presented Family Home with Front & Rear Garden, Garage and Parking

Occupying an elevated position within a popular residential area on the outskirts of Dartmouth, this attractive three-bedroom mid-terrace home offers well presented and practical accommodation, mainly level gardens, a garage/workshop and additional parking, all within easy reach of the town's excellent amenities.

Ideally situated for family living, the property enjoys a convenient location within walking distance of local schools, shops, the leisure centre and health centre, whilst also benefiting from a regular bus service nearby. Having been improved by the current owners, the house provides comfortable accommodation throughout and presents an excellent opportunity for new owners to personalise and enjoy.

Approached via steps leading through the front garden, the property welcomes you into an entrance porch and hallway, creating a warm first impression. The bright and spacious sitting/dining room forms the heart of the home, featuring an attractive mantel surround and feature fireplace (not understood to be working), flanked by built-in storage cupboards. Double doors open directly onto the rear terrace, creating an excellent connection between the indoor and outdoor living spaces.

The kitchen is well fitted with a good range of wall and base units, complemented by some integrated appliances and space for further white goods. A useful rear storage area and external door provide convenient access to the garden.

On the first floor, there are three well-proportioned bedrooms, offering flexible accommodation for families, guests or those requiring home office space. The family bathroom is conveniently located on the ground floor.

One of the property's features is its delightful rear garden. Extending behind the house, the garden is predominantly laid to lawn with terraced beds that provide excellent opportunities for gardening enthusiasts. Whether creating colourful planting schemes, a productive vegetable patch, or simply a space for children and pets to enjoy, the garden offers tremendous potential. From the rear garden there is direct access to the garage/workshop, which benefits from light and power, together with additional hardstanding providing valuable off-road parking.

The property is subject to a Devon covenant.

Dartmouth is one of the South Hams' most sought-after coastal towns, renowned for its picturesque waterfront setting on the banks of the River Dart. A thriving sailing centre, the town hosts the annual Royal Regatta and offers excellent facilities for boating enthusiasts.

The town itself provides a wonderful selection of independent shops, cafés, restaurants and galleries, all set amongst charming historic streets. Surrounded by some of Devon's most spectacular countryside and coastline, residents enjoy easy access to beautiful beaches, scenic coastal walks and a wealth of outdoor pursuits. Several highly regarded golf courses are within easy reach, while mainline rail connections to London Paddington are available from Totnes, approximately 13 miles away. The A38 Devon Expressway at Buckfastleigh provides convenient access to Exeter, Plymouth and beyond.



# PROPERTY DETAILS

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## Property Address

41 Britannia Avenue, Dartmouth, Devon, TQ6 9JT

## 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: C Potential: B

## Council Tax Band

B

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Nicely presented mid terraced house
- Renovated by the current owners
- Sitting room with patio doors out to the rear terrace
- 3 bedrooms
- Good sized mainly level rear garden
- Garage/workshop with light and power
- Hardstanding Providing Additional Parking
- Close to local schools, health centre, shop, leisure centre and bus route
- Devon covenant applies

## 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

From the town centre proceed up College Way passing the Britannia Royal Naval College on the right hand side. Take the second turning on the right and proceed along Britannia Avenue. The property will be found on the left hand side

## Viewing

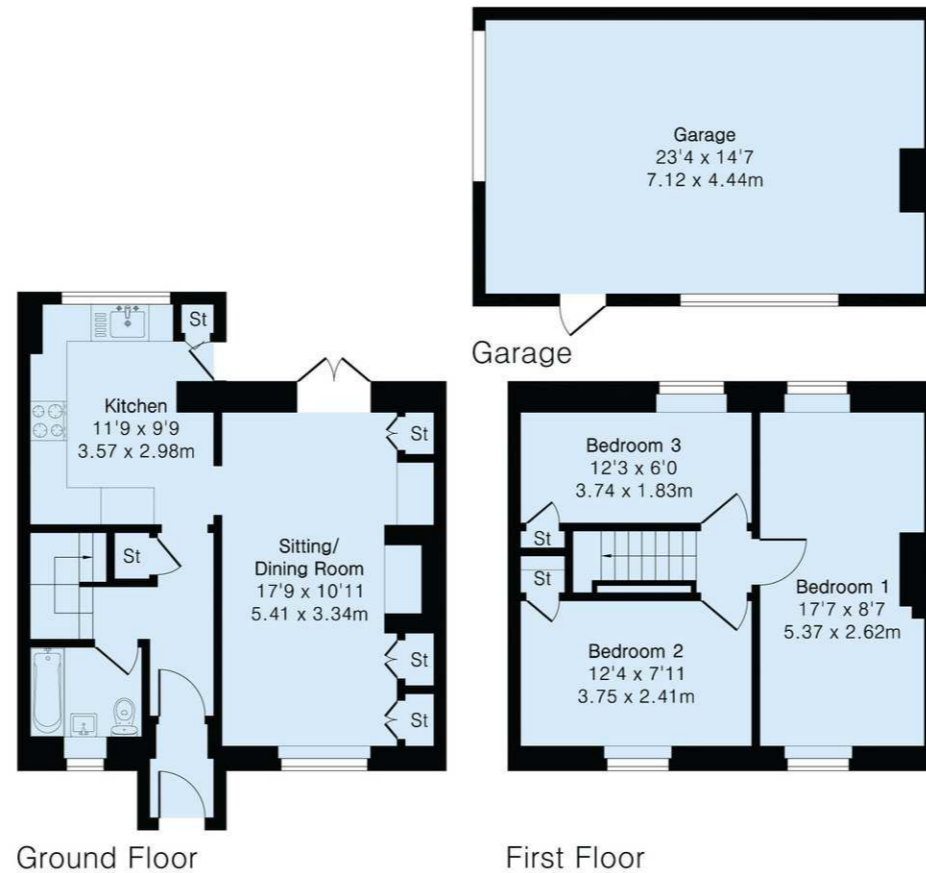
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190



# FLOOR PLAN

**Approximate Gross Internal Area 832 sq ft - 77 sq m  
(Excluding Garage)**

Ground Floor Area 451 sq ft - 42 sq m  
First Floor Area 381 sq ft - 35 sq m  
Garage Area 340 sq ft - 32 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.



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.

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