

37 Above Town

Dartmouth

Guide price £395,000

Freeborns ESTATE AGENTS

Situated in an enviable position, this two bedroom character cottage benefits from direct River Dart views which can be observed from both the property itself and also the deck and patio.





37 Above Town, Dartmouth, TQ6 9RG

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

Entrance:
Wall mounted cupboard housing electric meter, opening to:

Open Plan Kitchen / Diner:
Staircase to First Floor, staircase to lower ground floor, recessed storage cupboard.

Kitchen Area:
Original sash window to front aspect, range of base + wall mounted cupboards and drawer units, block wood work surface with ceramic sink, tiled splashback. Further granite work surface, inset 4-ring electric hob with extractor fan above and built-in electric oven under, tiled splashback. Space and plumbing for a washing machine, space for an under-counter fridge. Recessed storage cupboard.

Dining Area:
Original sash bay window to rear with views across the Dart River and Kingswear, radiator.

Lower Ground Floor:

Sitting Room:
Window and glazed door to rear leading onto rear courtyard with views towards the Dart River + Kingswear, sash window to side. Open fireplace with cast iron grate, wooden surround and slate hearth, radiator, exposed and varnished wooden floorboards.

First Floor Landing:
Recessed storage cupboards, loft access hatch, doors to:

Bedroom One:
Original sash bay window to rear with views over the River Dart + rooftop views across Dartmouth and towards Kingswear, radiator.

Bedroom Two:
Original sash window to rear, radiator, built-in storage cupboards housing "Worcester" gas boiler. Further recessed overhead storage cupboard.

Bathroom:
Original sash frosted window to front aspect, white suite comprising a bath with Victorian style taps and thermostatic shower over, wash hand basin, high level WC, radiator, part tiled walls, wall mounted electric fan heater.

Outside:
Patio, leading to a deck with panoramic views of the River Dart leading out to the English Channel, rooftop views over Dartmouth Town Center, views towards Kingswear, side access gate.

LOCAL AUTHORITY
South Hams District Council

COUNCIL TAX BAND: C

EPC: E

SERVICES
Electricity, gas, water and drainage are connected.

TENURE
Freehold

CONSUMER PROTECTION FROM UNFAIR TRADING
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



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