



3 Hermitage Road, Dartmouth

Guide Price **£215,000**

A super two bedroom terraced house occupying a tucked away cul de sac location with parking and garden.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Tenure: Freehold

Property Type: Terraced House

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: C | **EPC:** C

A particularly appealing and well maintained terrace home occupying a favoured position on this popular development at the top of town with excellent amenities nearby. The local shop is a short walk away and the schools, supermarkets and leisure centre are within walking distance. There's a regular bus service at the top of the road for the town centre and beyond. The property occupies a quiet cul-de-sac location and has a concrete driveway with parking for one vehicle. Further parking is usually available nearby. The well and easily maintained garden has a good degree of privacy and the property has a very homely feel and would suit first time buyers, down sizers or investors. The property is being sold with the advantage of no chain.

Entrance Porch with light point, window to front and door to:

Entrance Hall: having a ceiling light point, radiator, telephone socket, door to:

Sitting Room: with inset coal effect gas fire, under the stairs store cupboards. Window to the front aspect, ceiling light point coving and radiator. Wall panelling to dado height and there is a TV point. Door to:

Kitchen/ Dining Room: A range of matching wall and base cupboards with stainless steel sink and drainer with mixer tap. Space and point for an electric or gas oven, space for fridge freezer, space for an automatic washing machine, windows to rear, door to rear garden. Radiator, 'Worcester' gas fired combination boiler (replaced in 2025) providing central heating and hot water. Panelling to dado height, work surface area with splash back tiling.

Stairs rise from the entrance hall with a handrail to the first floor landing with ceiling light point, access to boarded roof space.

Bedroom 1: A good size double bedroom with windows to front aspect, radiator, ceiling light point, open shelving, hanging rails and storage over the stairs, TV point.

Bedroom 2: Window to rear with views over the rooftops to the countryside beyond. Radiator and ceiling light point.

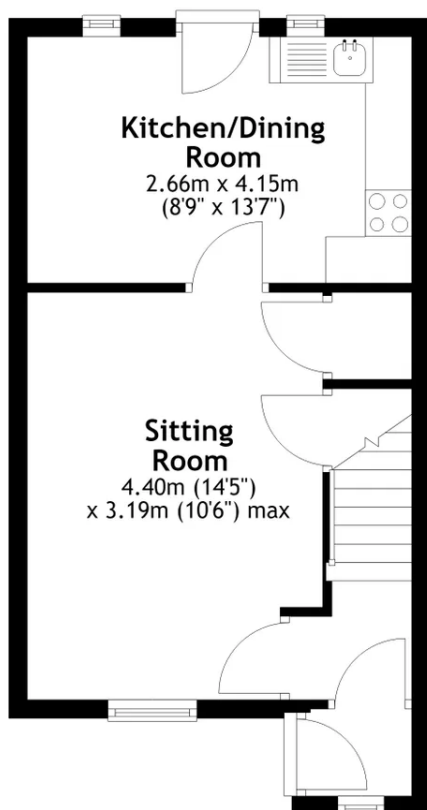
Bathroom: A three-piece suite in white comprising a panelled bath with shower attachment, pedestal wash hand basin, low flush WC, radiator, obscure window to rear. Shaver socket, panelling to dado height. Tiled to bath and shower area.

Outside: The front of the property is approached from the cul de sac via a concrete driveway with parking for one vehicle. The attractive rear garden has been well-maintained with good sized paved patio area. There is a small lawn with flower and shrubbery border and a further slightly raised sun terrace. A few steps lead from the side of the sun terrace to a raised ornamental garden pond with a flower and shrubbery area. The garden is enclosed by panel fencing and block wall giving good privacy. A gate provides handy access to the rear.

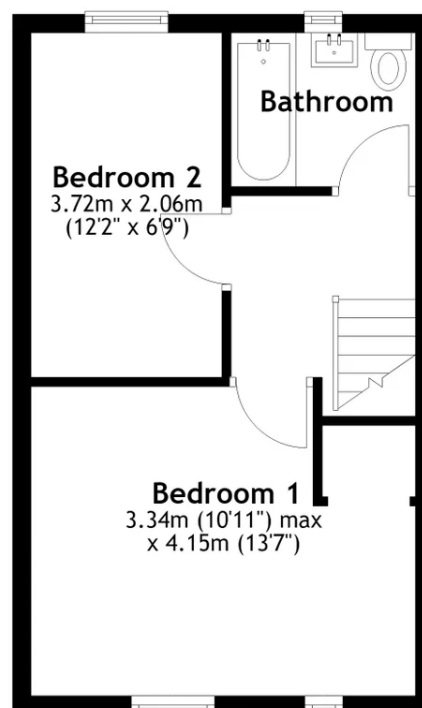
N.B. This property must be used as a main residence.



Ground Floor
Approx. 30.9 sq. metres (332.1 sq. feet)



First Floor
Approx. 29.7 sq. metres (319.8 sq. feet)



Total area: approx. 60.6 sq. metres (651.9 sq. feet)
3 Hermitage Road, Dartmouth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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