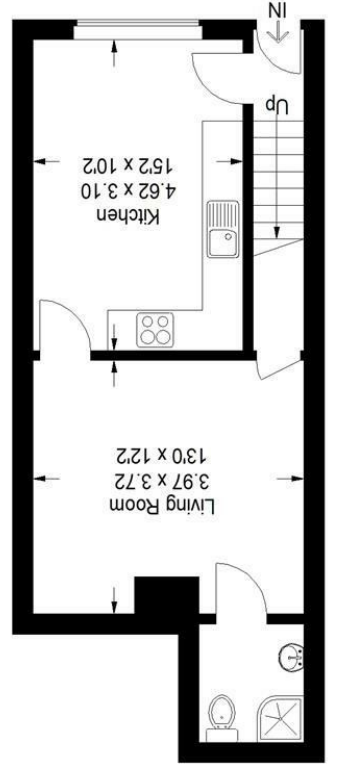
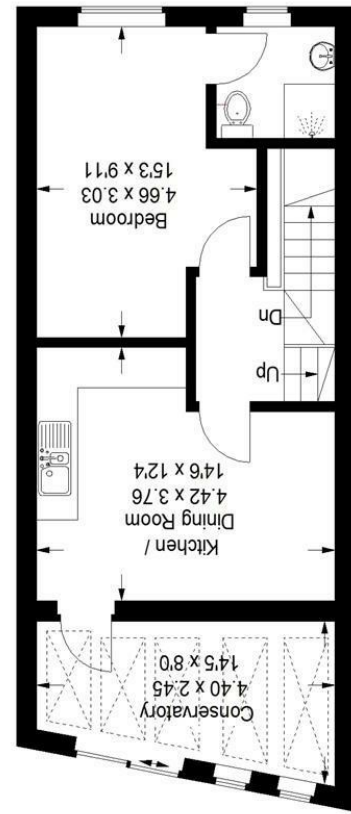


Illustration for identification purposes only, measurements are approximate, not to scale.

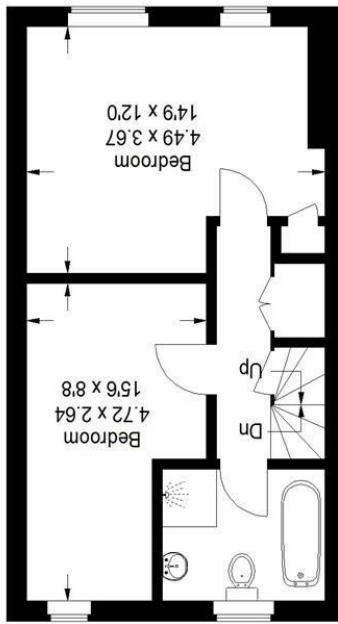
Ground Floor



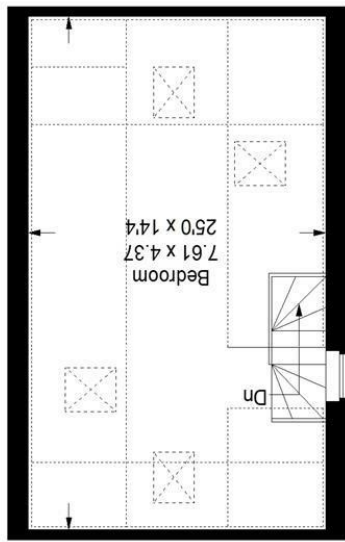
First Floor



Second Floor



Third Floor

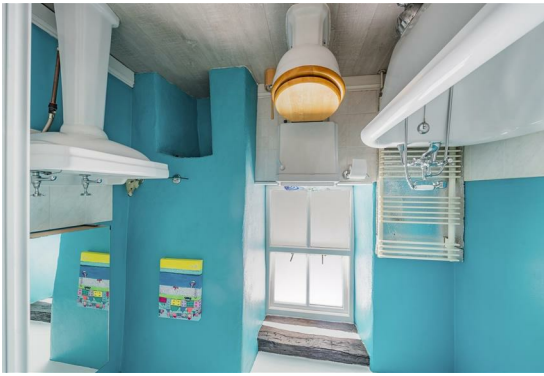


□ = Reduced headroom  
below 1.5 m / 5.0



Approximate Gross Internal Area  
155.4 sq m / 1673 sq ft

14 Broadstone



# 14 Broadstone, Dartmouth, Devon, TQ6 9NR

**\*\*WATCH THE FULL VIDEO TOUR WITH COMMENTARY NOW\*\*** Situated in the heart of Dartmouth, this spacious 5 double bedroom property is arranged over four floors and offers flexible accommodation. On the ground floor there is a self-contained apartment, which would make an ideal letting unit or could just as easily be incorporated into the main house or converted to a garage subject to planning. To the rear of the property is a terraced garden well suited to alfresco dining.

The property was reroofed in 2017.

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### ENTRANCE HALL

Radiator, recessed ceiling light.

Door into:-

### GROUND FLOOR APARTMENT

#### 2ND KITCHEN

Fitted with a range of base units with breakfast bar. Stainless steel sink with mixer tap, oven and hob with extractor over, space for fridge. Feature exposed wall timbers and beams, recessed ceiling lights, radiator, TV aerial point. Double glazed windows to front aspect, window ledge with store cupboards under.

Door into:-

#### DOUBLE BEDROOM / LOUNGE

Inglenook fireplace with wood burning stove and slate hearth. Feature exposed wall beam, radiator, understairs store cupboard with light.

Door into:-

#### SHOWER ROOM

Fitted suite comprising shower cubicle with thermostatic shower, low level WC, pedestal wash hand basin. Heated towel rail, extractor fan, ceramic tiled floor, part tiled walls. Recessed ceiling lights.

Door from entrance vestibule and stairs rise to:-

### FIRST FLOOR

#### LANDING

Feature exposed ceiling beams, radiator, recessed ceiling light.

#### BEDROOM 1

Double glazed window to front aspect, radiator.

Door into:-

#### EN SUITE SHOWER ROOM

Fitted suite comprising shower cubicle with electric shower, low level WC, pedestal wash hand basin. Heated towel rail, extractor fan, vinyl floor. Recessed ceiling lights.

### KITCHEN / DINING ROOM

Fitted with a range of base and eye level units with roll edge work surface and tiled splashbacks. Space for gas cooker in chimney breast with extractor fan over, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer. Gas fired combination boiler for hot water and central heating, radiator.

Double glazed window with window seat and door into:-

### CONSERVATORY

Windows and sliding patio open onto the garden.

Returning to the first floor, stairs rise to:-

### SECOND FLOOR

#### LANDING

Built-in wardrobe with hanging rail, shelving and storage.

#### BEDROOM 3

Double glazed window to rear overlooking the garden. Exposed ceiling timber, radiator.

#### BEDROOM 2

2 x Double glazed windows to front aspect. Built-in wardrobe, 2 x radiators.

#### BATHROOM

Fitted suite comprising roll top bath with ball and claw feet and hand held shower unit, shower cubicle with electric shower, low level flush WC and pedestal wash hand basin. Part tiled walls. Double glazed window to rear.

#### LOFT ROOM / BEDROOM 4

Exposed roof timbers and A frames with skylights and windows to all four aspects. Storage cupboards.

### OUTSIDE

To the rear of the property is a paved sun terrace. The main area of garden is accessed via a flight of steps, which is mainly laid to lawn with a sun terrace.

### SERVICES

Electricity, mains gas, water and drainage are connected.

### COUNCIL TAX BAND B

Amount payable approximately £1676 per annum.

### EPC RATING - E

### 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.

