



Newport Street, Dartmouth

Guide Price **£299,000**

A refurbished terrace home, tucked away on the level in the centre of town with early viewing essential.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

4 Newport Street features a stylish kitchen and contemporary shower room, along with beautifully restored double-glazed sash windows that enhance both comfort and character. A versatile third room—currently without windows—offers excellent potential as a home office, dressing room, or occasional bedroom. Additional benefits include a recently installed gas-fired boiler and updated electrics, ensuring efficiency and peace of mind.

To the rear, there is a charming, low-maintenance courtyard with a useful garden store, providing an attractive outdoor space. Stable type entrance door to:

LIVING ROOM: - 15'8" x 10'1" (4.78m x 3.07m) Radiators, two ceiling light points, chimney breast with mantle and point (for TV). Glass balaustraded staircase, under stairs cupboard with recently installed 'Gloworm' gas fired boiler providing domestic hot water and central heating. Double glazed door to rear yard. Open access through to:

KITCHEN/BREAKFAST ROOM: - 11'5" x 8'7" (3.48m x 2.62m) narrowing to 7'2" irregular shape. Excellent range of newly fitted white wall and base cupboards with integrated fridge and freezer, stainless steel 'Samsung' electric oven with 'Samsung' four burner gas hob over. Stainless steel hood and light. Underwall unit lighting, reclaimed pine boards forming the breakfast bar. Recessed ceiling lights. Wipe clean walls, 1 ½ stainless steel sink with mixer tap. Single glazed windows overlooking the courtyard. Stairs rise from the living room and turn with sash window to rear to:

FIRST FLOOR LANDING: - With two ceiling light points, two radiators and smoke detector.

BEDROOM - 10'3" x 10'1" (3.12m x 3.07m) (Irregular shape) max Radiator, ceiling light point, double glazed sash window to front aspect with roof top view of Dartmouth.

SHOWER ROOM - Three piece contemporary suite comprising a large walk-in shower cubicle with rainhead and body shower. Wash hand basin with 'Monobloc' mixetap set into vanity unit. Low dual flush W.C., obscured double glazed sash window to the courtyard. Ladder type chromeheated towel rail, vanity mirror with shaver socket and LED lights and integrated medicine cabinet. Tiled walls to the shower area, recessed ceiling lights.

MULTI PURPOSE ROOM: - 11'4" x 6'3" (3.45m x 1.9m) max With ceiling light point, radiator.

The stairs rise and turn from the first floor landing to:

SECOND FLOOR LANDING AREA: - With ceiling light point, smoke detector, double glazed sash window to rear.

MASTER BEDROOM: - 10'3" x 10'3" (3.12m x 3.12m) plus door recess Sash window to front with view along Market Street, the head of Foss Street and roof tops of Dartmouth. Radiator, ceiling light point, access to roof space.

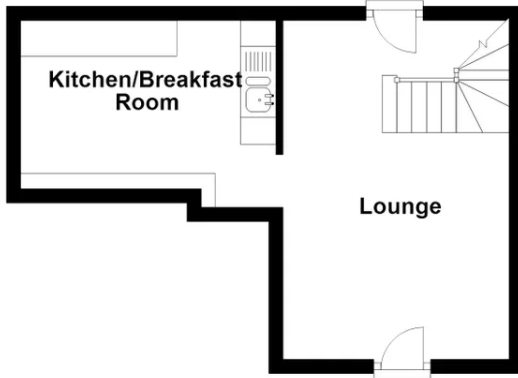
OUTSIDE - There is a small courtyard with outside light and useful store room.

Council tax band: B. EPC rating: C



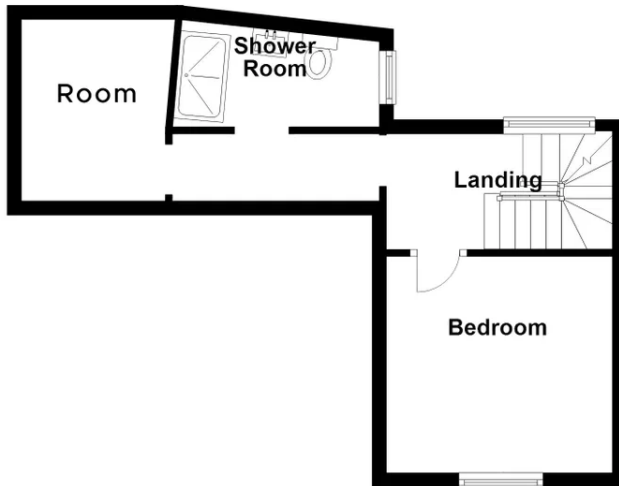
Ground Floor

Approx. 24.2 sq. metres (260.4 sq. feet)



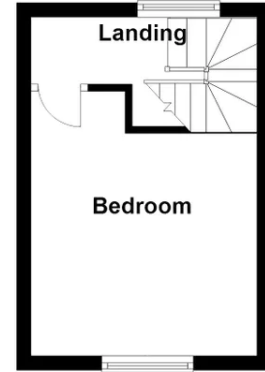
First Floor

Approx. 27.6 sq. metres (297.6 sq. feet)



Second Floor

Approx. 15.2 sq. metres (163.1 sq. feet)



Total area: approx. 67.0 sq. metres (721.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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