



46 Churchfields
Dartmouth
£1,100 Per month

Freeborns
ESTATE AGENTS

A reverse level 2 bedroom mid terraced property with rural views of Dartmouth, Kingswear and glimpses of the River Dart. This property benefits from one off-road parking space, terraced rear garden, an open plan kitchen and living space and a modern bathroom.

Available Mid September.



46 Churchfields, Dartmouth, Devon, TQ6 9HH

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

GROUND FLOOR

BEDROOM 1

Integrated storage cupboard, wall mounted radiator, large uPVC wall to wall picture window to front.

BATHROOM

A white 3 piece suite comprising tiled bath with mains supply fed shower over, low level WC and sink with vanity unit under. Vanity LED mirror, tiled walls and floor, obscure uPVC window to rear.

BEDROOM 2

Integrated storage cupboard, wall mounted radiator, large uPVC picture window and door to rear garden.

Stairs rise to:-

LIVING AREA

Wall to wall uPVC picture windows to the front of the property, wall mounted radiator, feature fireplace and log burner. Gas fired central heating provides instantaneous hot water.

Around the corner leads to:-

KITCHEN / BREAKFAST AREA

A range of base and eye level units with black laminate worktop over, integrated dishwasher, freestanding fridge freezer, built in washing machine, electric hob and in built electric oven with extractor hood over, uPVC windows to the rear of the property, tiled floors.

OUTSIDE

To the front of the property, there is off road parking for one vehicle, a small lawn and storage cupboard.

To the rear of the property, there are terraced borders with shrubs and a small level lawn area at the top.

Stairs lead up to the road to the rear of the property.

COUNCIL TAX BAND C

EPC RATING - C

PLEASE NOTE

NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

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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Approximate Gross Internal Area
700 sq ft - 65 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Produced by The Plan Portal/Potterplans Ltd. 2022



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