





Totnes 13 miles Plymouth 30 miles Exeter  
40 miles

A well-proportioned 3 bedroom detached home in a popular location, offering versatile family living and within easy walking distance of local amenities.

- Detached family home
- 3 bedrooms (1 ensuite)
- Parking
- Conservatory
- Large garage
- Close to amenities
- Low maintenance gardens
- Popular residential area
- Freehold
- EPC C / Council tax D

Guide Price £300,000

#### SITUATION

Nestled where the River Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobbled streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. The deep-water harbour serves as a magnet for sailing enthusiasts worldwide, while the stunning Devon coastline lies just moments away. Dartmouth's location offers the perfect balance of coastal tranquility and accessibility. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington, making this charming riverside haven surprisingly accessible.

#### DESCRIPTION

Fox Hollow is a well-proportioned detached three-bedroom home situated in a popular residential area of Dartmouth, conveniently located within walking distance of schools, two supermarkets, a health centre and leisure centre. The versatile accommodation features a sociable kitchen/dining room with integrated appliances, a comfortable sitting room, and a sunny conservatory opening onto the garden, plus a ground floor cloakroom. Upstairs, the principal bedroom benefits from fitted wardrobes and an ensuite shower room, whilst the second bedroom captures impressive far-reaching views, and a third bedroom provides flexible space alongside the family bathroom. The property is enhanced by a generously proportioned integral garage with utility area, off-road parking to the front, and to the rear, a private garden with mature planting and an elevated decked terrace perfect for entertaining in the afternoon sun.

#### ACCOMMODATION

Step inside to discover a welcoming entrance hall with useful understairs storage and direct access to the integral garage. A ground floor cloakroom completes this practical reception space. The well-appointed kitchen/dining room, offers an ideal space for family gatherings. Fitted with base and wall units, tiled splashbacks, and integrated appliances including an electric oven and gas hob, with space provided for a fridge. The comfortable sitting room creates a perfect retreat for unwinding, whilst patio doors open into a charming conservatory that brings the garden view indoors.

Upstairs, three thoughtfully proportioned bedrooms are served by a family bathroom. The principal bedroom features fitted wardrobes and the luxury of an ensuite shower room complete with shower cubicle, WC, wash basin and heated towel rail. The second bedroom comfortably accommodates a double bed and captures impressive far-reaching views across the surrounding area. The third bedroom offers

versatile space suitable as a single bedroom, study, or nursery. The family bathroom is fitted with a bath with overhead shower, WC and wash basin, whilst an airing cupboard provides useful additional storage.

#### OUTSIDE

Outside, the low-maintenance front garden features mature perennial planting alongside a driveway offering off-road parking. The generously proportioned garage, accessed via an electric roller door, extends to include a practical utility area with plumbing for laundry appliances and houses the Worcester gas boiler. Both side and internal doors provide convenient access, making light work of daily routines and shopping trips. Above, the vaulted roof space presents excellent storage possibilities or potential for future conversion, subject to necessary permissions. The rear garden is a private haven, thoughtfully planted with established shrubs and perennials that provide colour and interest throughout the seasons. An elevated decked terrace offers an ideal vantage point for entertaining whilst enjoying the afternoon sunshine.

#### TENURE

Freehold.

#### SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

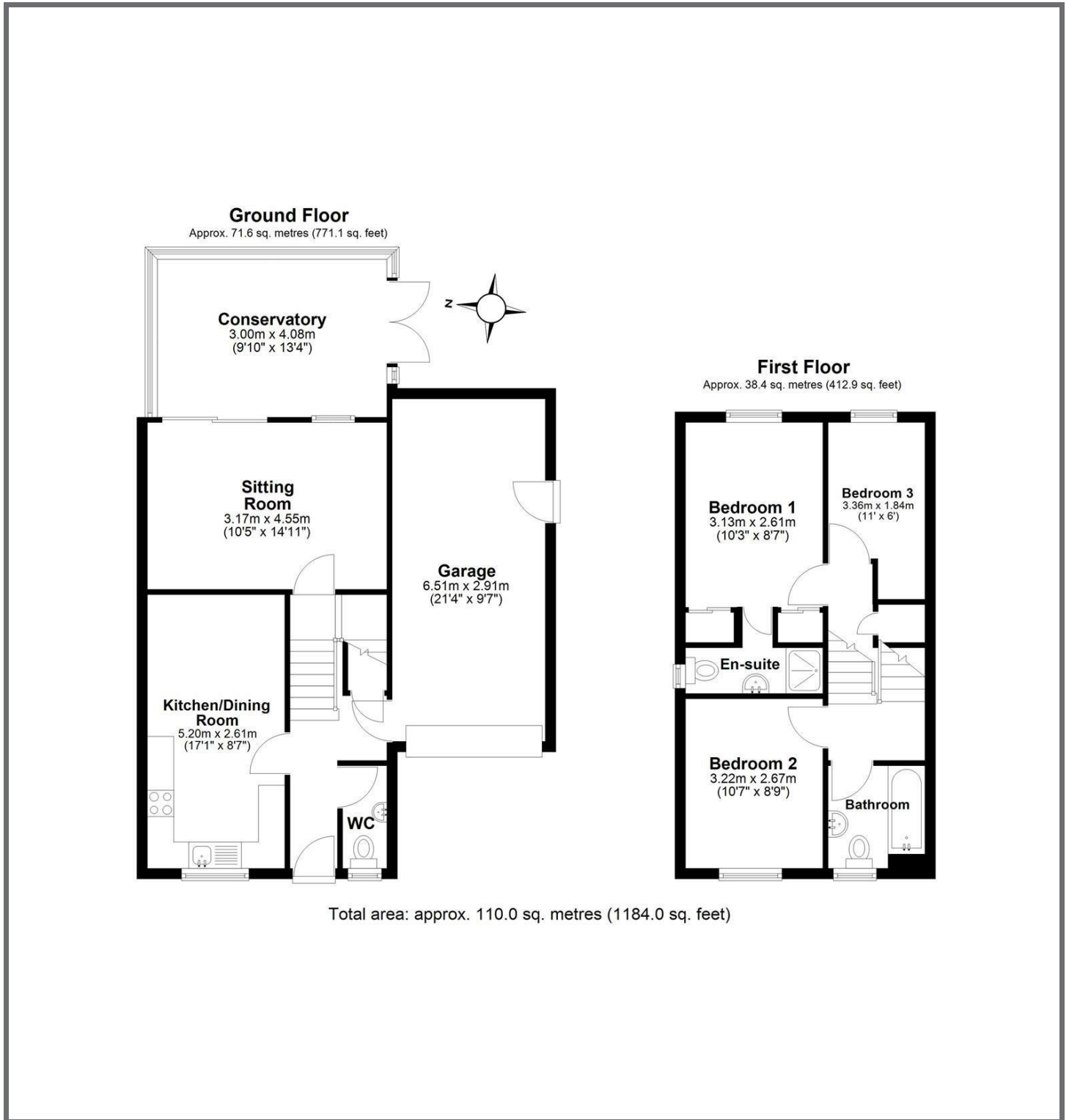
#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

From Stags Dartmouth office start towards the B3205/The Quay, follow the one way system left onto Mayors Avenue and after passing Marks & Spencers (on your left), stay left and continue onto the A379/College Way. Proceed up the hill. From Stags offices start towards the B3205/The Quay, follow the one way system left onto Mayors Avenue and after passing Marks & Spencers (on your left), stay left and continue onto the A379/College Way. Proceed up the hill, and carry straight on over the mini round about onto the A3122/Townstal Road. Upon reaching the petrol station on you left, turn right into Seymour Drive, follow the road down and to the right where the property will be found on the right hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Not energy efficient - higher running costs			
(92-100) A			
(81-91) B			
(69-80) C		7.8	7.8
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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