



Fairview Road, Dartmouth

Guide Price **£375,000**

A southerly facing Edwardian House enjoying views across the town.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 2

- Southerly facing Edwardian home
- Living room
- Dining room
- Kitchen
- Utility/shower room
- 2 Bedrooms
- Bathroom
- NO CHAIN
- Rear courtyard garden
- Views across Dartmouth

Tenure: Freehold

Property Type: Town House

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

Council Tax Band: D

6 Fairview Road is an attractive Edwardian villa arranged over four floors, offering two double bedrooms and generous, flexible living space. The property has been thoughtfully opened up to maximise light from its southerly aspect, with both the house and rear garden enjoying excellent sun exposure.

The layout provides versatility, with potential to reconfigure the lower ground floor to create a third bedroom with en-suite, home office, or studio (subject to the necessary consents).

The accommodation includes a bright sitting room with bay window and far-reaching views, a separate dining room, and a well-fitted kitchen with access to the rear garden. The lower ground floor also incorporates a utility area and shower room.

Upstairs, the principal bedroom benefits from southerly views and a walk-in wardrobe, alongside a family bathroom. A spacious second bedroom occupies the top floor, enjoying dual aspect light and useful storage.

Outside, the enclosed rear garden features a paved patio with surrounding borders, creating a private and manageable outdoor space.

Services.

Mains water and drainage. some UPVC double glazing.

Freehold.

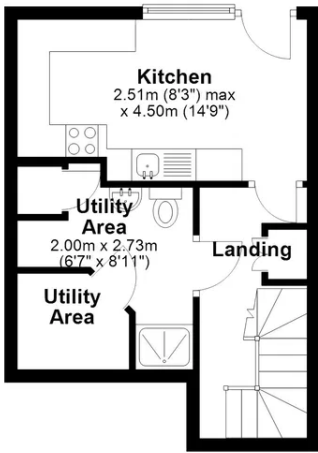
Council tax: D

EPC: F

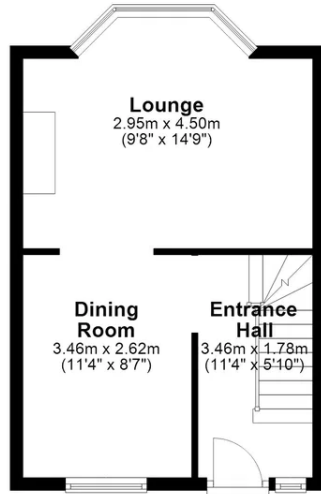
Property size 1187



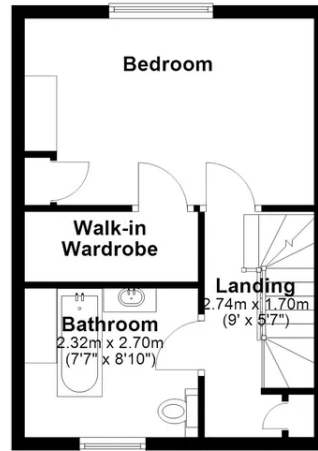
Lower Ground Floor
Approx. 26.3 sq. metres (282.8 sq. feet)



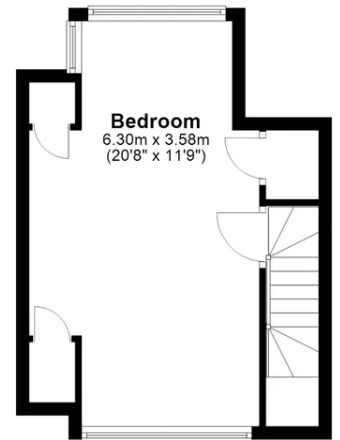
Ground Floor
Approx. 29.8 sq. metres (320.3 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.4 sq. feet)



Second Floor
Approx. 25.0 sq. metres (268.7 sq. feet)



Total area: approx. 110.3 sq. metres (1187.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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