

2 AGRA VILLAS KINGSWEAR



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



2 AGRA VILLAS, KINGSWEAR

A pretty semi-detached home situated in the heart of the gorgeous River Dart village of Kingswear, which has stunning views across the River Dart towards Dartmouth and the Britannia Royal Naval College.

The property has been a much loved second home and is well maintained throughout, with the benefit of a great sized raised deck to the front from where the views are really beautiful.

This lovely home retains a number of charming period features and offers generous accommodation arranged over three floors.

The ground floor provides welcoming living and entertaining spaces, including a comfortable sitting area featuring a multi-fuel stove set on a tiled hearth and a large window framing superb river views. A well-proportioned dining space retains a character fireplace with pine mantle and built-in cupboards with stripped pine doors. The kitchen is fitted with a good range of wall and base units with laminate work surfaces and built in electric oven and hob with extractor above. There is a useful understairs cupboard and a part-glazed door opens directly out to the rear courtyard.

Upstairs, there are three double bedrooms arranged across two levels. On the first floor is a spacious landing with pretty creek and countryside views there are two bedrooms, including one with gorgeous views across the River Dart towards Britannia Royal Naval College. The family bathroom includes a panelled bath with handheld shower, wash basin, WC, part-tiled walls and useful built-in storage. A further staircase leads to the top floor and the main bedroom suite with an en suite shower room and under eaves storage occupies and with really wonderful elevated views across the marina, Dartmouth and the River Dart.

Outside, the house offers excellent outdoor space including a lovely raised deck terrace with glass balustrading and stunning views over the River Dart towards Dartmouth and Britannia Royal Naval College which extends around to the rear courtyard with further storage.

Located close to village amenities and the ferry links connecting Kingswear with Dartmouth, the property offers both character and convenience in a highly sought-after waterside setting.

Kingswear sits on the east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club. A seasonal steam train service operates to Torbay and the village is linked to Dartmouth by passenger and car ferry services operating continuously throughout the year. Churston Golf course and sandy beaches are within four miles.





KEY FEATURES

- Well presented Victorian house
- Stunning views over the River Dart
- Charming period features
- Main en suite bedroom taking full advantage of the glorious views
- Two further good sized double bedrooms
- Pretty sitting room with log burner
- Separate dining room
- Fabulous elevated front decked terrace with stunning views
- Pretty village location





PROPERTY DETAILS

Property Address

2 Agra Villas, Brixham Road, Kingswear, Devon, TQ6 0BG

Mileages

Dartmouth ¼ mile by ferry, Totnes 12 miles, Torquay 11 miles. All mileages are approximate.

Services

Mains electricity, water and drainage. Oil fired central heating

EPC Rating

Current: E Potential: C

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel. 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

On foot from the Dartmouth office take the ferry across to Kingswear. Continue along Fore Street on to Brixham Road where the property will be found on the right hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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FLOOR PLAN



Main area: Approx. 112.6 sq. metres (1212.5 sq. feet)
 Plus store, approx. 4.0 sq. metres (43.1 sq. feet)



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