

25 MOUNT BOONE WAY
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



25 MOUNT BOONE WAY, DARTMOUTH

Mount Boone Way is a popular residential area, conveniently positioned within walking distance of the heart of Dartmouth. The area offers an appealing balance of modern living and everyday convenience, with local shops, schools, healthcare facilities and excellent transport links all close at hand. Combined with Dartmouth's stunning waterfront setting and wealth of amenities, it provides an ideal environment in which to enjoy a relaxed and well-connected lifestyle.

This is a beautifully presented detached family home, occupying an elevated and particularly appealing position with lovely views across the town and surrounding countryside. The property has been lovingly maintained and cared for by the current owners over recent years and offers well-proportioned accommodation, attractive gardens and excellent parking, including the benefit of a double garage.

To the front of the house is a generous driveway providing parking for up to four vehicles, together with access to the double garage. A gate leads into the front garden and up towards the front door.

On entering the property, there is a welcoming entrance hall with a useful storage cupboard and a cloakroom. The elegant sitting room is a particularly attractive reception space, featuring a fireplace with attractive surround, a large bay window to the front and double doors opening onto the rear terrace. This provides a lovely connection between the formal living space and the garden beyond.

The kitchen is a well-fitted and practical room, offering an excellent range of wall and base units, plentiful storage and generous areas of worktop. The kitchen flows through to a separate utility area, providing additional space for household appliances and everyday family needs.

There is also a delightful, light-filled dining room which provides an ideal setting for both family meals and entertaining. From here, doors lead through to a lovely conservatory, which offers further versatile living space and enjoys views and access over the garden.

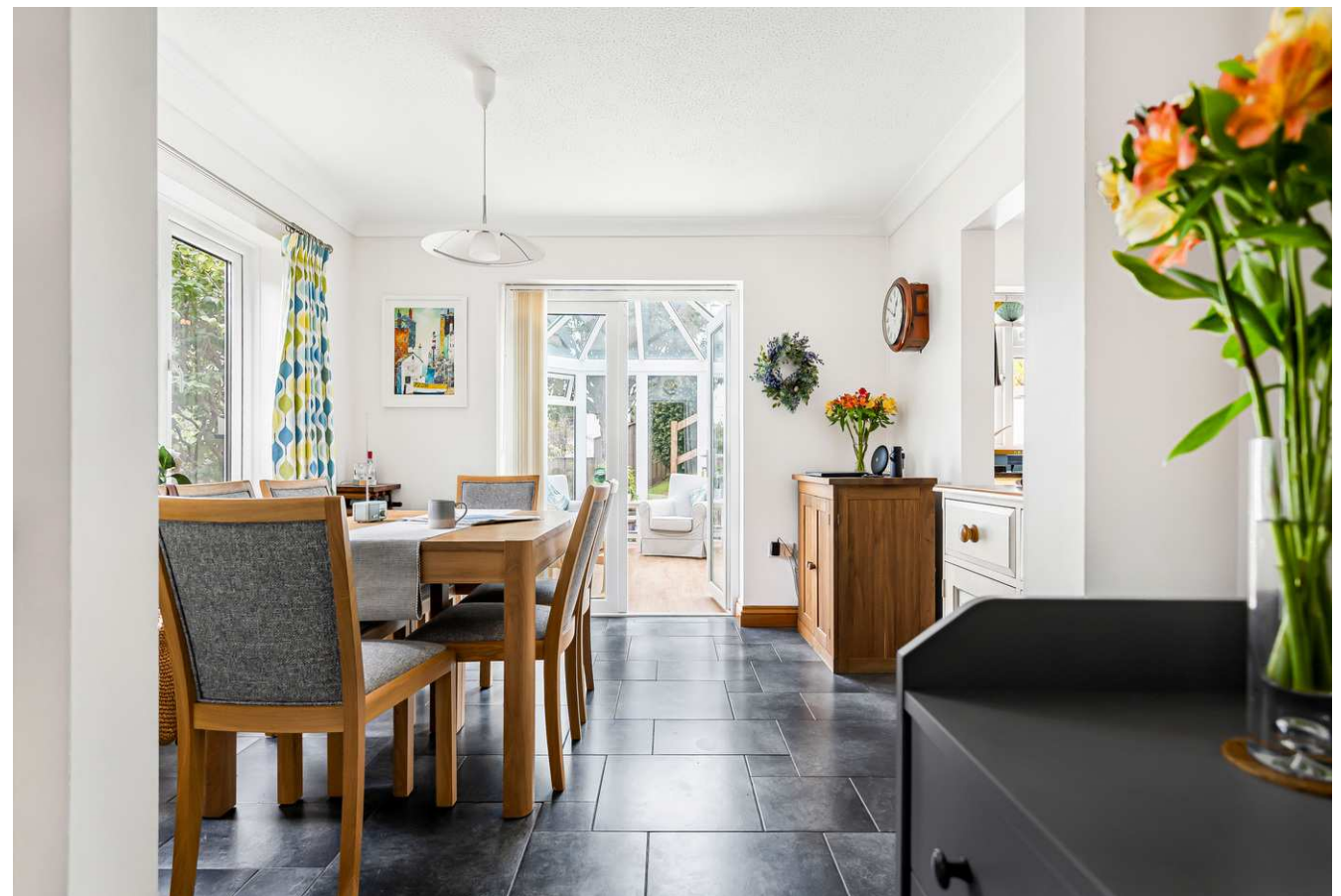
On the first floor are three well-proportioned bedrooms. Two of the bedrooms benefit from their own en-suite facilities, providing useful privacy and convenience for family members or guests and the main bedroom has a good range of built in wardrobes. The elevated position of the property also allows some of the rooms to enjoy attractive views across the surrounding area.

The gardens are undoubtedly one of the highlights of the property. Extending predominantly to the rear and side, they have been thoughtfully arranged over a series of terraces and are filled with an abundance of mature planting, creating a wonderfully established and private feel. There are several areas in which to sit and relax, dine or entertain, making the garden a particularly enjoyable extension of the living accommodation. A garden shed provides useful additional storage.

Overall, 25 Mount Boone Way is a lovely detached home which combines comfortable accommodation with established gardens, attractive views and excellent off-road parking. The double garage and generous driveway are a particular advantage, while the elevated position and mature outdoor space give the property a peaceful and appealing character.

Dartmouth is one of South Devon's most desirable waterfront towns, celebrated for its picturesque setting on the banks of the River Dart, excellent sailing facilities and world-famous Royal Regatta. The town boasts an outstanding selection of independent shops, cafés, restaurants and galleries, all set against a backdrop of beautiful countryside and within easy reach of some of the region's finest beaches.

Golf enthusiasts are well catered for, with several highly regarded courses within easy reach. Mainline rail services to London Paddington are available from Totnes, approximately 13 miles away, while the A38 Devon Expressway can be accessed at Buckfastleigh, around 19 miles from the property, providing convenient connections to Exeter, Plymouth and beyond.





KEY FEATURES

- Beautifully presented detached family home
- Elevated position with attractive views across the town towards the river
- Three bedrooms, two with en-suite facilities
- Elegant sitting room with feature fireplace, bay window and garden access
- Well-appointed kitchen with separate utility area
- Light-filled dining room and spacious conservatory
- Mature terraced rear and side gardens with garden shed
- Double garage and driveway parking for up to four vehicles





PROPERTY DETAILS

Property Address

25 Mount Boone Way, Dartmouth, Devon, TQ6 9PL

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles.
All mileages are approximate.

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Current: E Potential: D

Council Tax Band

F

Tenure

Freehold

Authority

South Hams District Council

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

Proceed up College Way passing the Britannia Royal Naval College on your right. At the top of the hill turn left onto Townstal Road and the first left into Mount Boone. After 100 yards turn left into Mount Boone Way. Number 25 will be found on the left hand side.

Viewing

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



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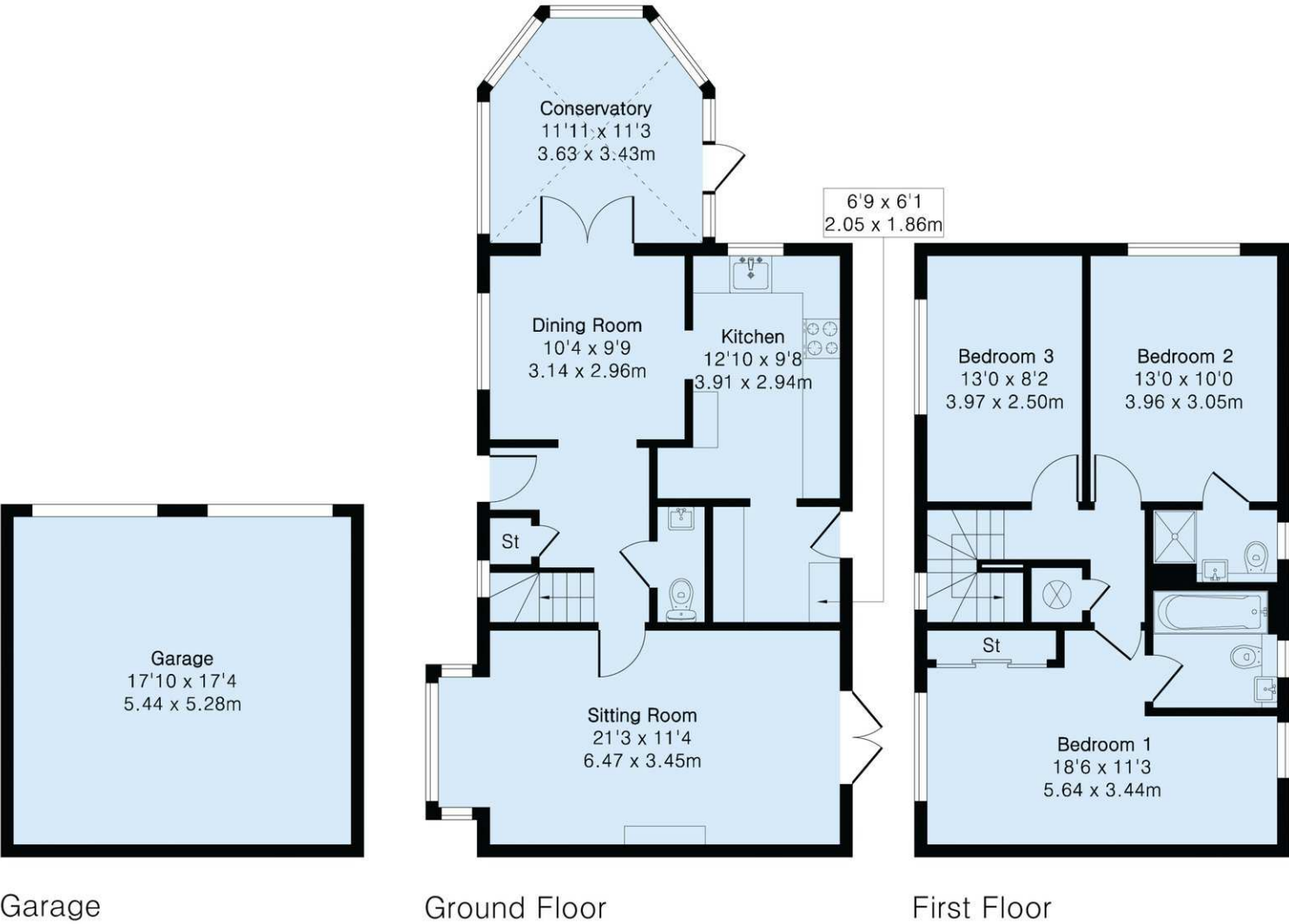
FLOOR PLAN

**Approximate Gross Internal Area 1300 sq ft - 120 sq m
(Excluding Garage)**

Ground Floor Area 724 sq ft – 67 sq m

First Floor Area 576 sq ft – 53 sq m

Garage Area 309 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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