



73B

73B, South Ford Road, Dartmouth, Devon, TQ6 9QT



Totnes 13 miles Plymouth 30 miles Exeter
41 miles

An attractive 3 bedroom semi-detached house with reverse-level accommodation offering far-reaching views, generous decked terrace and garage.

- 3 Bedrooms
- Garage
- Recently refurbished
- Large decked terrace
- Wonderful town views
- Short distance to town centre
- Freehold
- EPC D / Council tax D

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. Dartmouth's location offers the perfect balance of coastal tranquillity 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.

DESCRIPTION

Located on the popular South Ford Road, just a short distance from Dartmouth's town centre and the River Dart, 73B South Ford Road is an attractive semi-detached three-bedroom house, thoughtfully refurbished with a new roof and complete redecoration throughout. The accommodation is reverse level, with the first-floor living space ideally positioned to enjoy stunning views over the town, comprising a generous sitting/dining room with distinctive curved window and feature fireplace, contemporary kitchen with Quartz worktops and integrated appliances, utility area, double bedroom with built-in wardrobes, and family bathroom. The ground floor offers two further double bedrooms and a modern shower room. Outside, a single garage provides valuable secure parking, while mature gardens lead to a substantial composite-decked terrace with glass panelling, perfect for alfresco dining while enjoying panoramic views and late afternoon sunshine.

ACCOMMODATION

Enter through the front door into a welcoming entrance hall, where stairs ascend to the first-floor landing and the main living accommodation. The generously proportioned sitting/dining room features windows to both front and rear aspects, along with an attractive feature fireplace. A

distinctive curved window at the front captures stunning views across the town, while the room provides ample space for both sitting and dining furniture. The contemporary kitchen is fitted with a range of floor and wall units, complemented by tiled flooring and elegant Quartz worktops. Integrated appliances include an electric oven, fridge/freezer, and dishwasher. Adjacent to the kitchen, a practical utility area offers space and plumbing for laundry appliances. To the front of the property, a spacious double bedroom benefits from built-in wardrobes. The first-floor accommodation is completed by a tiled family bathroom, featuring a bath with shower over, WC, wash hand basin, heated towel rail, and a useful airing cupboard. The ground floor comprises two double bedrooms, both overlooking the front aspect, served by a modern shower room with WC and wash hand basin.

OUTSIDE

Conveniently located on an accessible part of South Ford Road is a single garage. Steps lead upward alongside the garage, passing an area of lawn bordered by mature shrubs, culminating in a substantial composite-decked terrace. Enhanced with glass panelling and stainless steel balustrade, this elevated outdoor space is ideal for alfresco dining and entertaining while enjoying the late afternoon sun. An additional lawn area lies to the rear of the property.

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

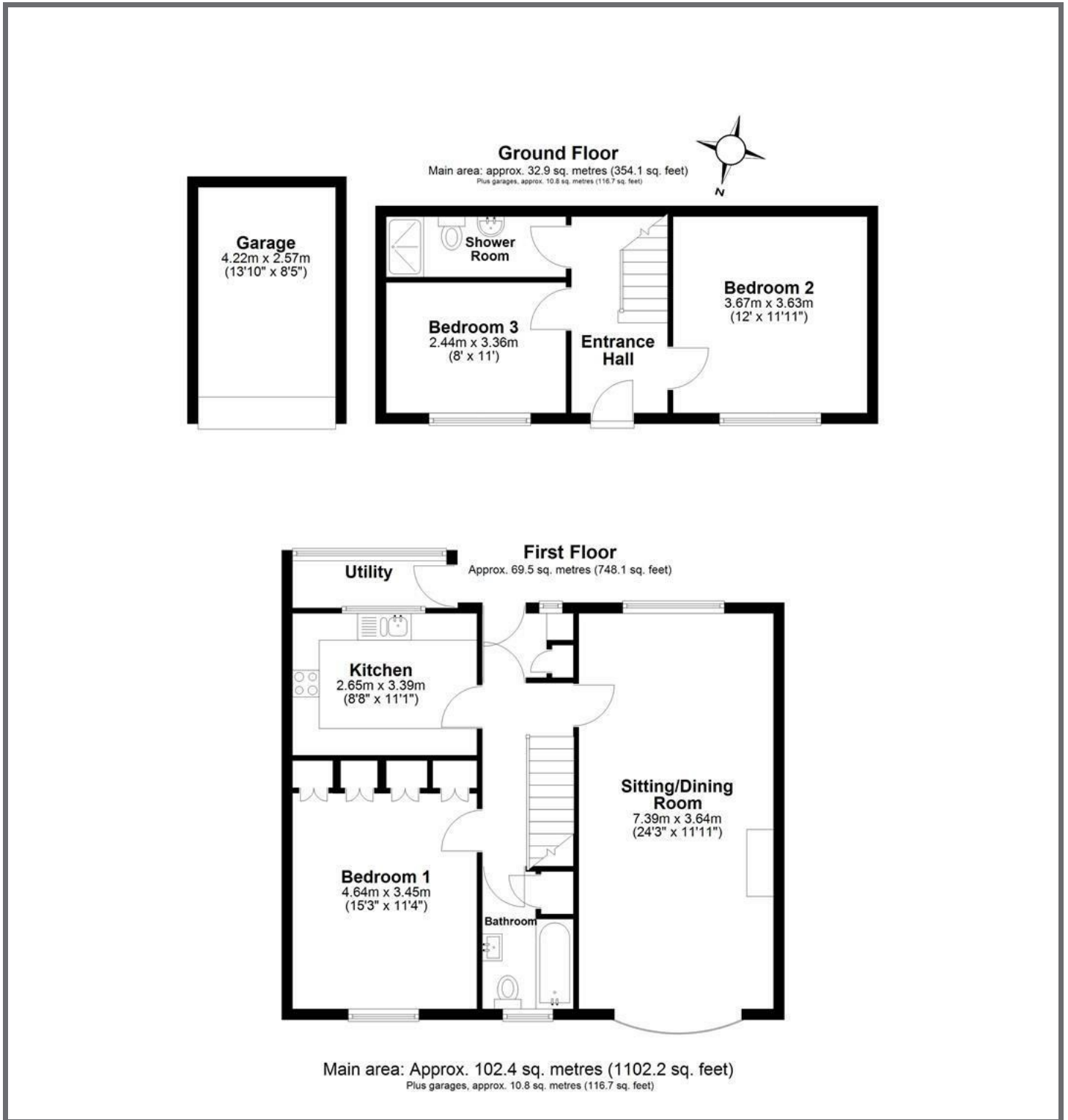
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Before the hill turn left at the cross roads on to South Ford Road where you will find the steps leading to the property next to the garages on the right hand side.

Guide Price £400,000





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
105-120	A		
81-104	B		
65-80	C		
49-64	D	60	
33-48	E		
17-32	F		
1-16	G		

Net energy efficient - higher scoring coats

EU Directive 2002/91/EC

England & Wales

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