

4 TOWNSTAL ROAD DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



4 TOWNSTAL ROAD, DARTMOUTH

Occupying an elevated position within walking distance of the heart of Dartmouth and the picturesque River Dart, this delightful period home enjoys attractive open views, charming original features and well proportioned accommodation throughout. The property is also conveniently situated close to a regular bus route, supermarkets, local schools, leisure centre and the health centre, making it an ideal choice for both families and those seeking easy access to everyday amenities.

A lawned front garden with a pathway leads to the entrance door, creating an attractive first impression.

The entrance hall features a staircase rising to the first floor. The principal living space is arranged in an open-plan layout, with a delightful sitting room positioned to the front of the property. A large bay window frames attractive views, fills the room with natural light and complements the characterful period fireplace. The sitting room flows seamlessly into the spacious dining room, creating an ideal space for both everyday living and entertaining.

The kitchen is fitted with a range of wall and base units with space for appliances. Adjoining the kitchen is a practical utility area with a separate WC, while the conservatory provides a pleasant additional reception space and direct access to the rear garden. Completing the ground floor is a useful study area, ideal for those working from home.

The first floor offers two generously sized bedrooms. The main bedroom enjoys attractive views towards the river. A family bathroom serves the accommodation, complemented by a separate WC.

Outside, the property enjoys gardens to both the front and rear. Steps lead from the conservatory to the terraced rear garden and a paved seating and dining terrace perfect for al fresco entertaining. Steps lead to further lawned terraces with mature planting, creating a private and attractive outdoor space. A garden shed provides excellent additional storage.

Dartmouth is one of South Devon's most sought-after waterside towns, renowned for its rich maritime heritage, thriving sailing community and the world-famous Royal Regatta. The town offers an excellent selection of independent shops, cafés, restaurants and galleries, while the surrounding coastline boasts spectacular countryside and some of the area's finest beaches. Several highly regarded golf courses are within easy reach, and mainline rail services to London Paddington are available from Totnes, approximately 13 miles away. The A38 Devon Expressway at Buckfastleigh, around 19 miles distant, provides convenient links to Exeter, Plymouth and beyond.





KEY FEATURES

- Delightful period home in an elevated position
- Within walking distance of Dartmouth town centre and the River Dart
- Character features
- Spacious open-plan sitting and dining room
- Two generous double bedrooms with attractive views from the main bedroom
- Study, conservatory, utility area and ground floor WC
- Terraced rear garden with paved terraced, lawn, mature planting and garden shed
- Close to supermarkets, schools, leisure centre, health centre and a regular bus route





PROPERTY DETAILS

Property Address

4 Townstal Road, , Dartmouth, Devon, TQ6 9HY

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: C

Council Tax Band

C

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

From the Dartmouth office proceed along Fairfax Place and past the boat float turning left on to Duke Street and on to Victoria Road which in turn becomes Townstal Road. The property is on the left hand side

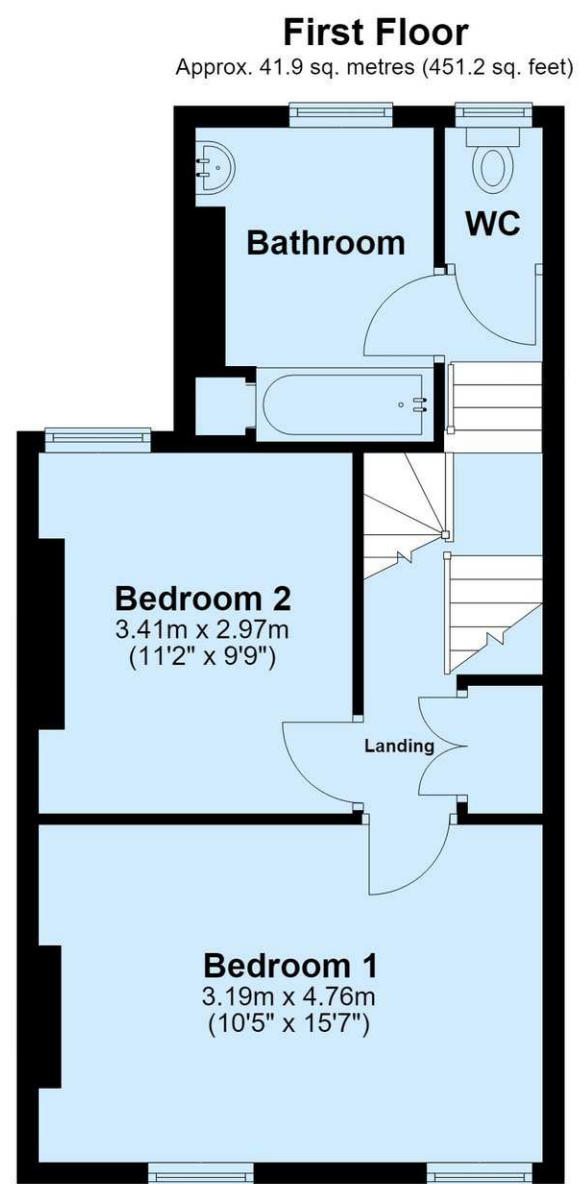
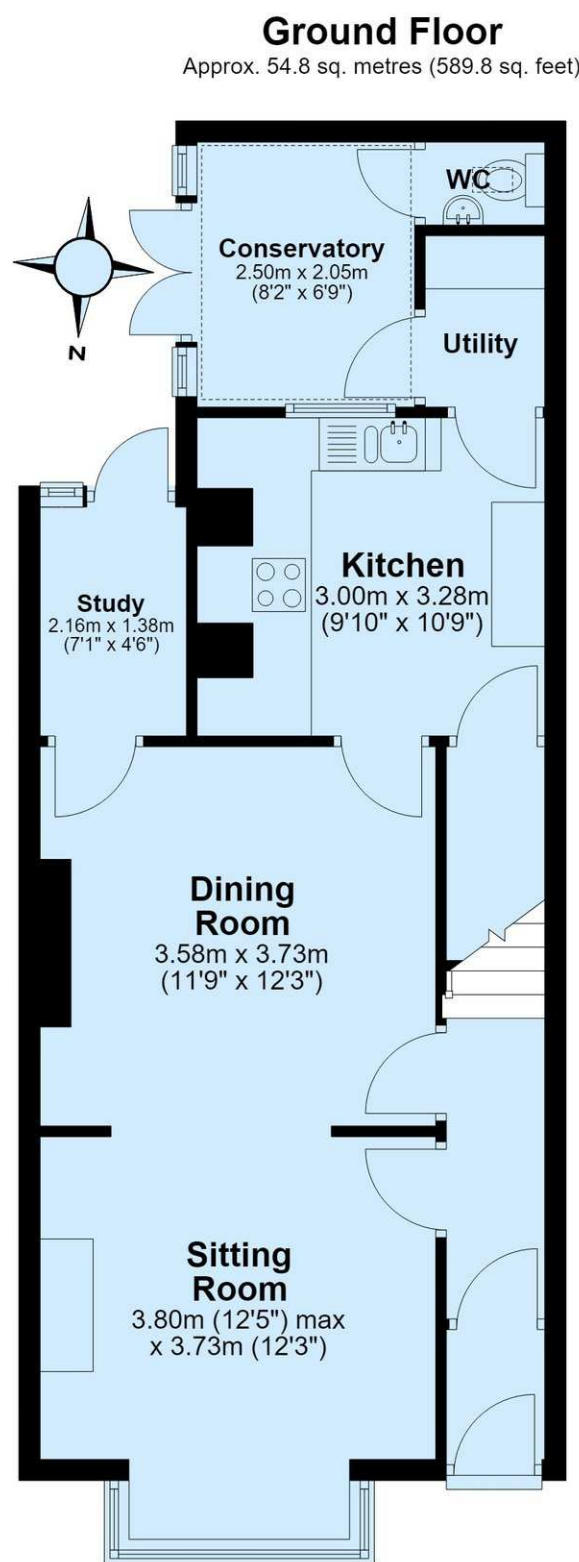
Viewing

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

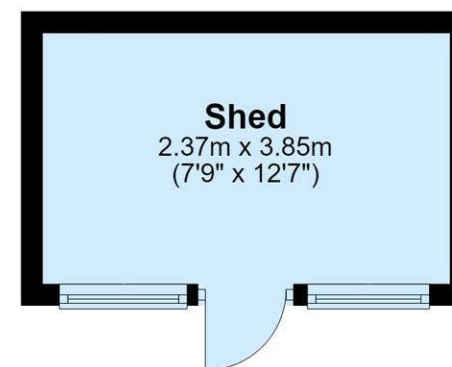


IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN



Outbuildings
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus shed, approx. 9.1 sq. metres (98.1 sq. feet)



Main area: Approx. 96.7 sq. metres (1041.0 sq. feet)
Plus shed, approx. 9.1 sq. metres (98.1 sq. feet)



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