



**3 Charles Street**  
Dartmouth  
Price £399,000

*Freeborns*  
ESTATE AGENTS

A wonderful town centre location. Grade II listed, three bedrooms, master ensuite and a private sunny courtyard.



# 3 Charles Street, Dartmouth, TQ6 9QG

## DIRECTIONS

Charles Street is on the west side of The Market Square. It is approximately 5 minutes' walk from the Freeborns Dartmouth Office.

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

### ENTRANCE HALL:

Plenty of space to meet and farewell your guests. Access to the sitting room, dining room and kitchen. Stairs rise to the bedrooms on the two upper floors.

### SITTING ROOM:

This looks across to the market square and is bathed in morning sun. An ornamental fireplace is the focal point of the room.

### THE DINING ROOM:

This is open plan and conveniently positioned between the sitting room and kitchen.

### KITCHEN

The delightful kitchen/breakfast room has a range of drawers, cupboards and wall mounted cupboards, built in washing machine, electric oven, and four ring gas hob with extractor above. Windows overlook the courtyard, and a skylight adds to the airy ambience.

### GARDEN ROOM/FAMILY ROOM

Directly off the kitchen /breakfast room. This later addition to the property has two large concertina doors opening on to the rear sunny courtyard.

Stairs rise from the entrance hall to the:

### FAMILY BATHROOM

This has a full-sized bath, heated towel rail, W.C. wash hand basin, along with the combination boiler for domestic and central heating.

### BEDROOM THREE

First on the right from the bathroom, this double bedroom enjoys a western aspect with views over the courtyard.

### SEPARATE WC AND WASH HAND BASIN:

Across the hall opposite bedrooms 3 and 4.

### BEDROOM TWO:

This bedroom is another double, enjoying views over the market square. It also has its own large walk own dressing room.

### PRINCIPLE BEDROOM:

This wonderful double bedroom is big enough to be a retreat for the lady of the house when the visitors get too much. It has ample eaves storage walk in wardrobe and its own ensuite. Its eastern aspect enjoys views over the market square.

## ENSUITE:

Shower, W.C, wash hand basin.

## OUTSIDE:

To the rear of the property is a delightful courtyard which is easy to maintain enjoying outside lighting. There is a pedestrian gate which leads to Ivy Lane.

## OWNERS COMMENTS:

Living in Dartmouth has been a joy for the past several years. My house has been a wonderful home, amazingly convenient to shops, café, market, parks, and waterfront, yet a place of calm retreat with the sunny private courtyard. The views over the rooftops and hill from the top floors are a bonus for this situation. I hope whoever next lives here experiences the same pleasure and will love it as much as me.

## COUNCIL TAX BAND: D

## EPC: D

## SERVICES

Electricity, gas, water and drainage are connected.



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