



**2 Hillside View, Lower Fairview Road, Dartmouth,
Devon, TQ6 9EE**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





A very well presented 2 bedroom mid terraced home in a sunny elevated position in a popular residential area within a pleasant 10 minute walk of the town centre.

This lovely property is ready to move straight in to and enjoys beautiful views of the surrounding countryside and down across the town and makes an ideal low maintenance lock up and leave home. The furniture is available by separate negotiation being the majority of the items within the property

On the ground floor is a welcoming entrance hall with useful understairs cupboard, the main bedroom with built in wardrobes and an en suite shower room and a separate family bathroom. The open plan living space is on the first floor comprising of a sitting /dining room with a feature large bay window with a window seat from where you can enjoy the lovely views across the town with the River Dart in the distance, bedroom 2 which has patio doors out to a secluded private patio and a bright well fitted and equipped kitchen with integrated appliances.

Outside steps from Lower Fairview Road lead up to the front of the property and a small front terrace area. Accessed off the second bedroom is a secluded patio and to the rear is an elevated composite decked terrace with stainless steel balustrade with glazed panels. The vendors own a single garage nearby which could be available by separate negotiation.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

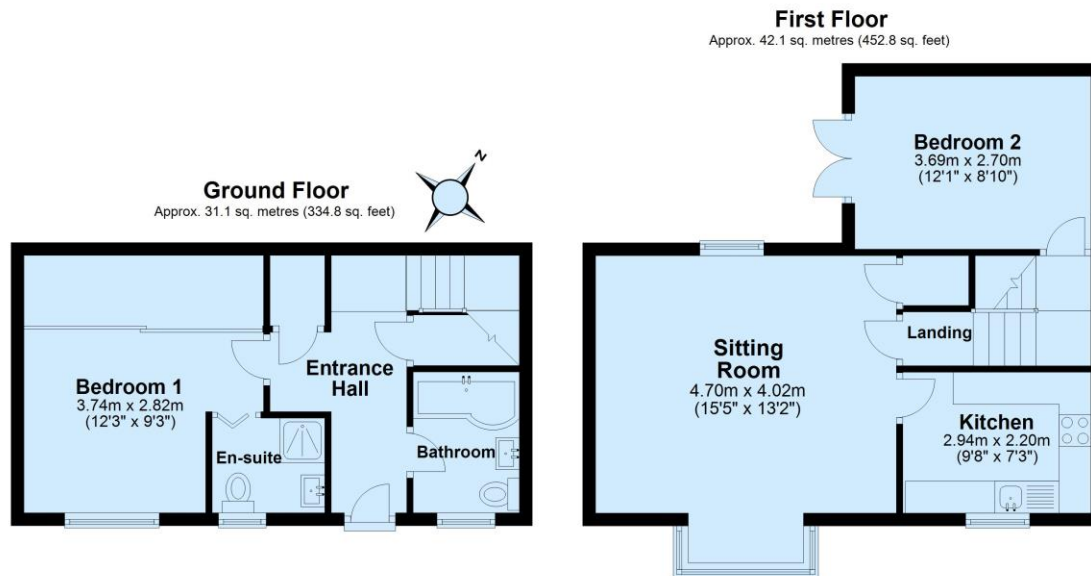
KEY FEATURES

- Well Presented Terraced House
- No Onward Chain – Ready To Move In To
- 2 Bedrooms 2 Bathrooms
- Situated In A Popular Residential Area
- Sunny Elevated Position
- Gorgeous Views Across The Town
- Pleasant Ten Minute Walk To The Town Centre
- Nearby Garage Available By Separate Negotiation
- Mains Electricity Gas Water And Drainage
- Gas Fired Central Heating

BEDS 2 | BATHS 2 | RECEPTS 1 | EPC C | COUNCIL TAX D | TENURE Freehold

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190

dartmouth@marchandpetit.co.uk www.marchandpetit.co.uk



Total area: approx. 73.2 sq. metres (787.6 sq. feet)



DIRECTIONS

On foot from our offices on Hauley Road, turn right onto Fairfax Place and continue along The Quay and turn right in to Duke Street which becomes Victoria Road. Continue up Victoria Road and turn right onto Lower Fairview Road. Follow the road around to the right and the property is on the left hand side.

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.

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS