17 FORD VALLEY
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



17 FORD VALLEY, DARTMOUTH

Set in an elevated position, this attractive three-storey end-terrace home combines a characterful red-brick façade with pretty views across the town and surrounding valley. Refurbished by the current owners, it offers inviting living spaces, three bedrooms and outdoor areas from which to enjoy its hillside setting, all within a short walk of the town centre and River Dart.

The ground floor is arranged around an open-plan living and dining room, creating a sociable space for everyday life and entertaining. At the front, a good sized bay window draws in natural light and frames the outlook over the rooftops and hills beyond. A period-style fireplace provides a focal point, while the flow through to the dining area gives the accommodation an easy sense of connection. Doors from the dining room lead outside to the rear garden area and space for meals with family and friends.

The fitted kitchen is finished with a good range of wall and base units and distinctive teal tiling. Windows bring in daylight, while the practical layout makes good use of the space.

On the first floor are two bedrooms and the family bathroom, together with a separate WC. The larger bedroom enjoys an open aspect towards the valley, with two windows making the most of the outlook. The second bedroom looks towards the garden to the rear. The bathroom has a bath with a shower over and a wash basin.

The second floor is given over to the third bedroom, a generously proportioned room beneath the eaves. Its elevated position adds to the sense of privacy, while the outlook across Dartmouth provides a delightful reminder of the home's setting.

Outside, a decked terrace to the front is a lovely spot to pause over morning coffee or enjoy the changing light across the valley. To the rear is a terraced garden, offering further outdoor space. Opposite the bottom of the steps is a useful private parking area which is being sold with the property.

Dartmouth is a welcoming waterside town along the banks of the River Dart, renowned for its sailing facilities and annual Royal Regatta. Its independent shops, restaurants and galleries sit alongside the River Dart, with beautiful countryside, beaches and golf courses within easy reach. Totnes, approximately 13 miles away, provides rail connections to London Paddington, while the A38 Devon Expressway at Buckfastleigh is around 19 miles away.







KEY FEATURES

- Three-storey, three-bedroom end-terrace home
- Elevated position with views across Dartmouth and the valley
- Refurbished by the current owners
- Open-plan living and dining room
- Front bay window and period-style fireplace
- Two first-floor bedrooms and a second-floor bedroom
- Decked front terrace and rear terraced garden
- Private parking area on Ford Valley (being sold with the property)
- Short walk to Dartmouth town centre and the River Dart







PROPERTY DETAILS

Property Address
17 Ford Valley, Dartmouth, TQ6 9ED

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

Services
Mains electricity water and drainage. Recently upgraded to energy efficient slimline electric radiators

EPC Rating
Current: E Potential: C

Council Tax Band
Not Applicable - Business Rated

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
On foot from our offices on Hauley Road, turn right onto Fairfax Place, continue along The Quay and turn left onto Duke Street which in turn becomes Victoria Road. As the hill starts to rise just beyond the crossroads turn right onto Ford Valley. Continue for a short while passing two blocks of garages on your left. Take a set of steps on the right hand side up to the property.

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



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FLOOR PLAN

Approximate Gross Internal Area 1194 sq ft - 111 sq m

Ground Floor Area 466 sq ft – 43 sq m

First Floor Area 449 sq ft – 42 sq m

Second Floor Area 279 sq ft – 26 sq m



Ground Floor First Floor Second Floor

PINKPLAN

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.

Marchand Petit ESTATE AGENTS

SOUTH HAMS' LEADING ESTATE AGENT



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