



15, Ford Valley



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Dartmouth, Devon TQ6 9ED

Totnes 13 miles Plymouth 30 miles Exeter 41 miles

A characterful brick mid-terrace home featuring two double bedrooms, south-facing living spaces with period fireplaces, parking and garage.

- Characterful mid-terrace
- 2 double bedrooms
- Elevated rear garden
- Freehold
- Parking & garage
- Short walk to town
- Wood burning stove
- EPC D / Council Tax C

Guide Price £285,000

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. The deep-water harbour serves as a magnet for sailing enthusiasts worldwide, while the stunning Devon coastline lies just moments away. 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, making this charming riverside haven surprisingly accessible.



DESCRIPTION

Ford Valley is a quiet residential area yet is conveniently situated for easy access to the town centre and River Dart. With the beautiful River Dart less than a ten-minute walk away the property is well positioned for enjoying all of the many amenities on offer. Being so close to the town centre makes this an ideal main home for those working or relaxing nearby. It could also form a wonderful second home, being within walking distance of the South West Coast Path and ideally placed for exploring the surrounding coast and countryside before you lock up and leave.

15 Ford Valley is an attractive brick mid terrace home offering spacious and characterful accommodation over two floors. Step through the front door into a warm and inviting hallway with original part glazed inner door which leads to the sitting room with original pine floorboards create an immediate sense of character. Here, high ceilings and an elegant bay window capture abundant natural light throughout the day, thanks to the property's desirable south-facing orientation. The room's stunning period fireplace serves as a captivating focal point, perfect for cosy evenings at home. The open layout gracefully connects the sitting room to a charming dining area, creating an ideal space for hosting dinner parties and family gatherings. A contemporary wood-burning stove adds warmth and ambiance, complemented by distinctive wall panelling that enhances the home's character. Practical storage is provided by a convenient under-stairs cupboard, which also houses the efficient gas-fired boiler. The kitchen features a range of fitted units, offering ample storage and workspace. The layout accommodates space for essential appliances including an electric oven, washing machine, and fridge, whilst a door provide direct access to the enclosed rear courtyard.

The spacious first-floor landing offers space for a desk or as a reading nook whilst two double bedrooms await, each showcasing beautiful decorative fireplaces that speak to the home's rich heritage. Bedroom one enjoys two large windows that maximize the south-facing light and bedroom two offers peaceful garden views. A well-appointed family bathroom completes the accommodation, featuring a bath with overhead shower, WC, wash basin, and heated towel rail. Additional storage is provided by a practical airing cupboard.

OUTSIDE

The property benefits from a good sized garage with up-and-over door, conveniently located directly opposite the home. Immediately outside the front of the property is space to park a vehicle. From the kitchen, step into the enclosed rear courtyard where an elegant spiral steel staircase leads to the property's tiered garden that unfolds across multiple levels. This unique outdoor space offers several distinct seating areas, each framed by established mature shrubs that provide natural privacy and year-round interest.

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

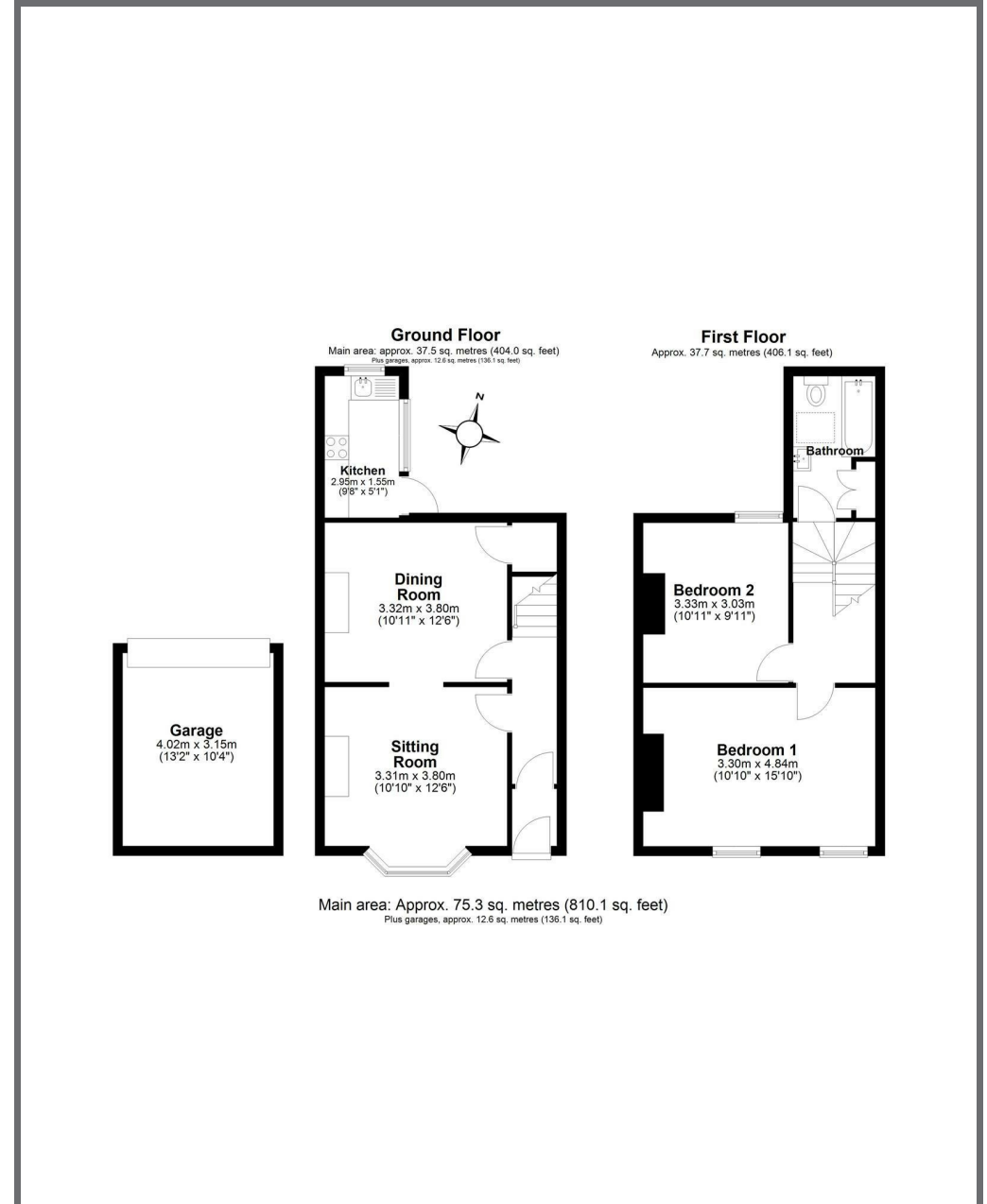
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and turn right onto Ford Valley. Follow the road up the hill where you will find the property on the right hand side.



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
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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