



7, Oakwood Close, Dartmouth, Devon, TQ6 9GA



Totnes 13 miles Plymouth 30 miles Exeter  
40 miles

A beautifully renovated and extended 4 bedroom semi-detached family home in a popular residential area, offering spacious modern living with open-plan entertaining spaces, double garage and parking.

- Double garage
- Parking
- Extended and renovated throughout
- Popular residential area
- 4 double bedrooms
- Utility and study
- Freehold
- EPC C / Council tax D

Offers In Excess Of  
£400,000

#### 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. Dartmouth's location offers the perfect balance of coastal tranquility and accessibility. 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

Located in a popular residential area within walking distance of schools, supermarkets, and the leisure centre, this beautifully renovated and extended semi-detached home has been transformed throughout to create an ideal family home. Offering spacious accommodation across three floors, the property features a light-filled open-plan living space with French doors opening onto a low-maintenance garden, perfect for indoor-outdoor entertaining. The thoughtful extension includes a double garage with electric roller door, a modern kitchen with breakfast bar and integrated appliances, plus a practical utility room and ground floor cloakroom. Upstairs, three double bedrooms and a study are complemented by a family bathroom, while the entire top floor is dedicated to an impressive principal suite with fitted wardrobes and a luxury en-suite featuring both a walk-in shower and freestanding bath. With driveway parking for two vehicles and contemporary finishes throughout, this home combines style, space, and practicality.

#### ACCOMMODATION

Enter through the welcoming entrance hall, bathed in natural light from an overhead Velux window. Quality laminate flooring guides you through the ground floor, while internal access to the newly added double garage (with electric roller door and gas boiler) provides exceptional convenience. The heart of the home is a stunning open-plan living space, where French doors frame the garden and blur the boundaries between indoor and outdoor living. The modern kitchen features integrated appliances including an electric oven, fridge, and dishwasher, plus space for a large range cooker. A central breakfast bar creates the perfect hub for casual dining and entertaining. Practical touches include a newly designed utility room with plumbing for a washing machine and space for a fridge/freezer, plus a convenient ground floor cloakroom.

The first floor offers three generous double bedrooms, a

dedicated study space, and a tastefully appointed family bathroom featuring a bath with overhead shower. A spacious landing includes excellent built-in storage.

The impressive principal suite occupies the entire top floor, complete with fitted wardrobes and a luxurious en-suite bathroom showcasing both a walk-in shower and an indulgent freestanding bath.

#### OUTSIDE

The front of the property provides driveway parking for two vehicles ahead of the double garage. To the rear, a thoughtfully designed low-maintenance garden features a paved terrace extending from the living space, ideal for al fresco dining alongside a gravelled area for potted plants and a practical garden shed.

#### TENURE

Freehold.

#### SERVICES

Mains gas, electric, 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.

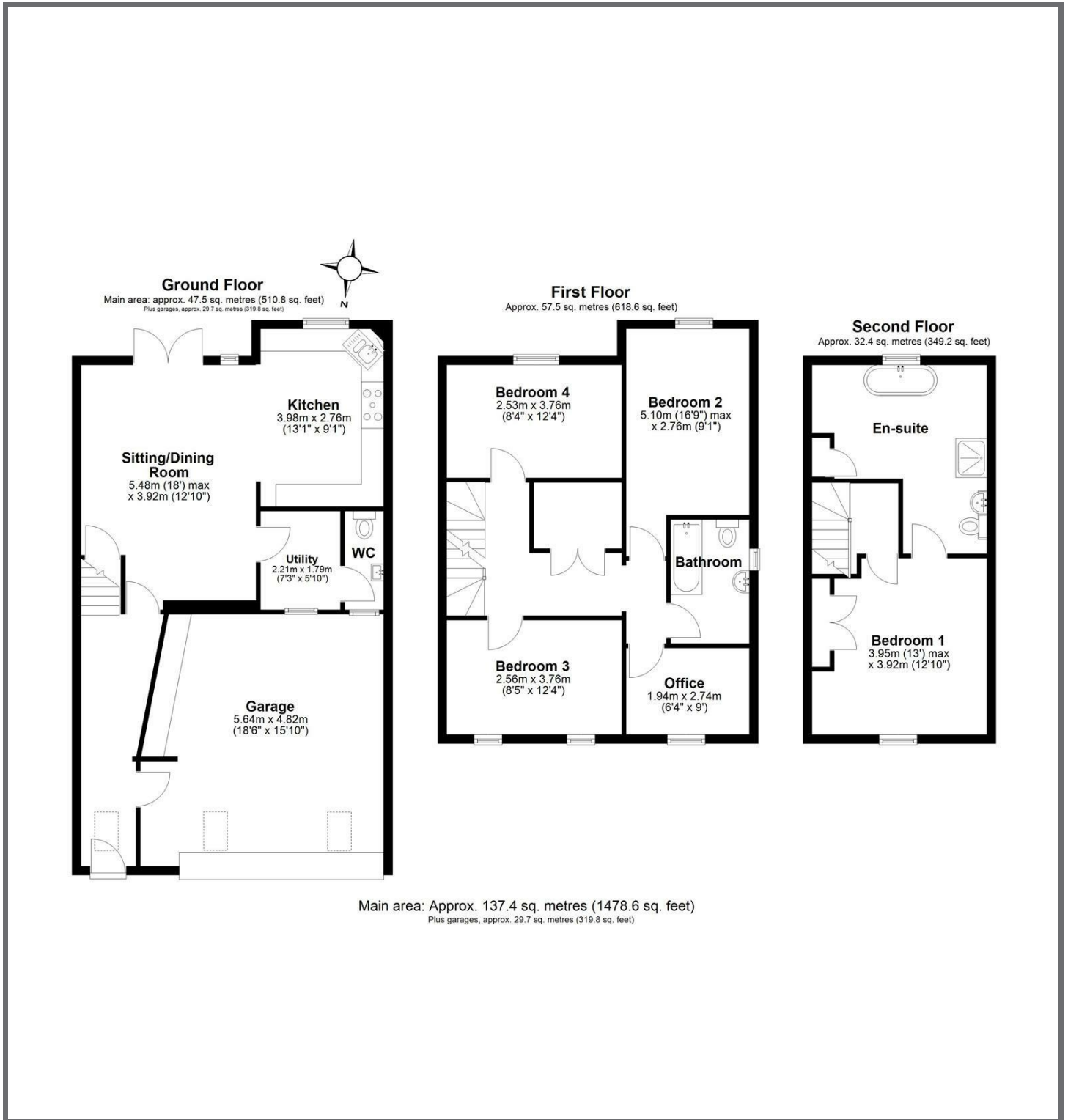
#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

From Stags Dartmouth office start towards the B3205/The Quay, follow the one way system left onto Mayors Avenue and after passing Marks & Spencers (on your left), stay left and continue onto the A379/College Way. Proceed up the hill, and carry straight on over the mini round about onto the A3122/Townstal Road. Upon reaching the petrol station on your left, turn right into Seymour Drive, turn at the first left onto Oakwood Close and the property will be on your left.





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
(92-100) A	(85-92) B	(75-84) C	(65-74) D
(55-64) E	(45-54) F	(35-44) G	
Net energy efficient - higher scoring coats		78	82
England & Wales		EU Directive 2002/91/EC	

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