



Lower Fairview Road, Dartmouth

Guide Price **£295,000**

A 3 bedroom attached house requiring work, with a garage, southerly gardens and views over Dartmouth.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Tenure: Freehold

Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

Council Tax Band: D

16 Lower Fairview Road

A charming Edwardian family home, featuring classic period design including a bay-fronted sitting room with southerly views across the town towards the River Dart and beyond. The property has been in the same family for over 50 years and benefits from double glazing, gas central heating and a recent roof replacement. While well maintained, it now offers scope for modernisation.

Ideally positioned within close proximity to the town, the property also enjoys a sunny aspect, terraced garden, and the significant advantage of a garage and parking.

Accommodation

The front door opens into a central hallway with stairs rising to the first floor and reception rooms to either side. The sitting room features a bay window and fitted gas fire. The dining room includes built-in cupboards and leads through to the kitchen, which offers a range of traditional and modern units, sink, and space for appliances.

To the rear is a “back room” offering potential as a study, utility room, or for further extension (subject to any necessary consents).

Upstairs, there are two double bedrooms and a single bedroom. The principal bedroom benefits from a bay window, fitted furniture, airing cupboard, and wash basin. Bedroom two enjoys a similar sunny aspect and includes a walk-in wardrobe. Bedroom three is positioned to the rear. A shower room completes the accommodation.

Outside

The property is approached from the rear, with steps leading down to the house. To the front is a terrace with further steps descending to a tiered garden, mainly laid to lawn with mature planting. The garden is enclosed.

At road level, there is a garage with up-and-over door, along with a useful store and additional patio area.

Service.

All mains services connected. double glazing,

Gas heating system.

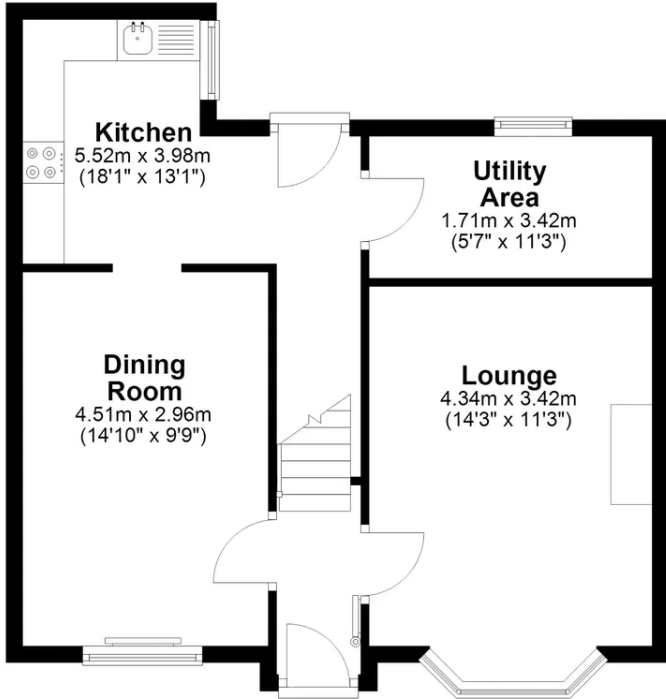
EPC: E

Council tax : D



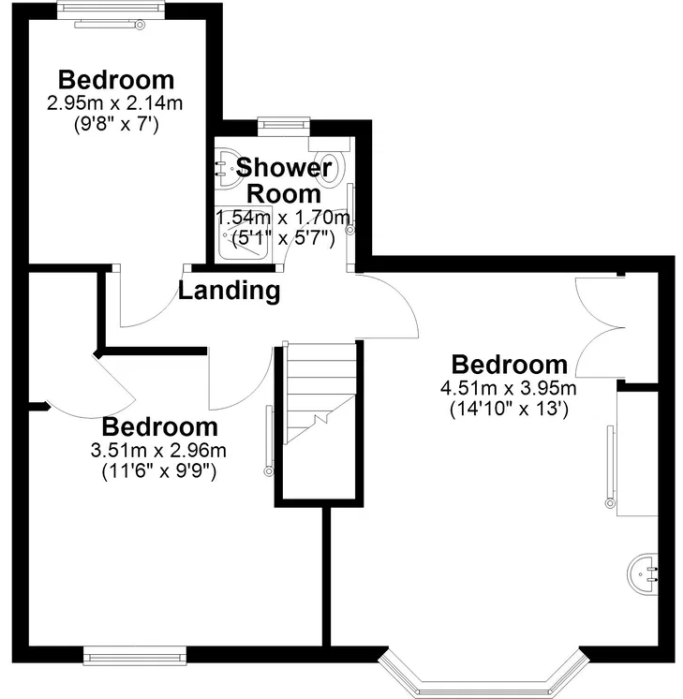
Ground Floor

Approx. 50.0 sq. metres (537.7 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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