

3 FORD VALLEY DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 FORD VALLEY, DARTMOUTH

Dartmouth is a beautiful and highly sought-after waterside town, renowned for its picturesque setting on the banks of the River Dart, its strong sailing heritage and the famous annual Dartmouth Royal Regatta. With its attractive waterfront, historic streets and vibrant atmosphere, the town offers an exceptional lifestyle, combining coastal living with easy access to the stunning South Devon countryside.

The town provides an excellent selection of independent shops, cafés, restaurants, galleries, boutiques and traditional inns, while the surrounding area is celebrated for its beautiful beaches, scenic walks and rolling countryside. There are also several excellent golf courses within easy reach. For those travelling further afield, mainline railway services to London Paddington are available from Totnes, approximately 13 miles away, while access to the A38 Devon Expressway can be found at Buckfastleigh, approximately 19 miles distant.

This two-bedroom mid-terraced cottage presents an exciting opportunity for those looking for a property with potential in an enviable Dartmouth location.

The property has been a much-loved home for many years and now requires complete and extensive renovation throughout, offering a rare opportunity for a purchaser to create a home entirely to their own taste and specification. With the right vision and investment, this attractive cottage could be transformed into a delightful permanent residence, holiday home or investment property.

Situated at the beginning of Ford Valley, the property enjoys a particularly convenient position, being just a short and gentle walk from the centre of Dartmouth.

On the ground floor is an open-plan living/dining room with galley kitchen off and on the first floor there are two bedrooms, one with access out to the rear garden, and a separate bathroom.

To the front of the property is a small private parking bay, and to the rear is a garden, providing useful outside space and further scope for landscaping and creating an attractive area in which to relax and entertain.

Although the property now requires significant modernisation, its location and existing accommodation provide an excellent foundation for a successful renovation project.

Whether you are looking to create a beautiful full-time home, a South Devon retreat or a property with investment potential, this cottage offers the opportunity to put your own stamp on a much-loved home.



PROPERTY DETAILS

Property Address

3 Ford Valley, , Dartmouth, Devon, TQ6 9ED

Mileages

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

Services

Not verified - assumed mains electricity water and drainage

EPC Rating

Current: E Potential: C

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel. 01803 861234

Key Features

- Lovely Dartmouth location, within easy walking distance of the town centre and waterfront
- Two-bedroom mid-terraced cottage offering excellent scope for renovation and improvement
- Requires complete and extensive refurbishment throughout, ideal for those seeking a project
- Exciting opportunity to create a bespoke home tailored to individual tastes and requirements
- Rear garden, providing valuable private outdoor space
- Small front parking bay
- The town's excellent selection of restaurants, bars, galleries and boutiques nearby
- Excellent South Devon lifestyle location, with beautiful countryside, beaches, sailing and golf courses within easy reach

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 and the property is on the right hand side

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190



FLOOR PLAN



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.



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