

21 FORD
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



21 FORD, DARTMOUTH

A charming four-bedroom semi-detached house with attractive period features, mature terraced gardens, south-facing outdoor space and views across Dartmouth, quietly positioned within easy walking distance of the town centre and River Dart.

This generously proportioned semi-detached home offers versatile accommodation arranged over three floors, combining character, space and an enviable Dartmouth setting.

Situated in a peaceful position, yet only a short, gentle walk from the heart of this much-loved waterside town, the property enjoys attractive views across Dartmouth and a wonderful south-facing aspect.

The ground floor opens into a spacious entrance hall, leading to a well-appointed kitchen/dining room with a good range of wall and base units and space for appliances and opens to a really useful utility area and access to a rear porch and back door. A separate WC adds convenience.

Two delightful reception rooms provide excellent living and entertaining space. Both feature attractive fireplaces, while double doors open directly onto the pretty front terrace, creating a lovely connection between the indoor and outdoor living areas.

On the first floor are four good-sized bedrooms, together with a family bathroom incorporating a bath and separate shower, and a further separate WC.

The upper floor provides a particularly useful large attic room, accessed from the landing, with useful under-eaves storage. This versatile space could provide a home office, hobby room, occasional bedroom or additional living area, subject to any necessary consents.

The property benefits from outdoor areas to both the front and rear.

The south-facing front terrace provides a lovely place to sit and enjoy the views, while the rear garden is arranged over attractive terraces, offering a degree of privacy and plenty of scope for outdoor entertaining and gardening.

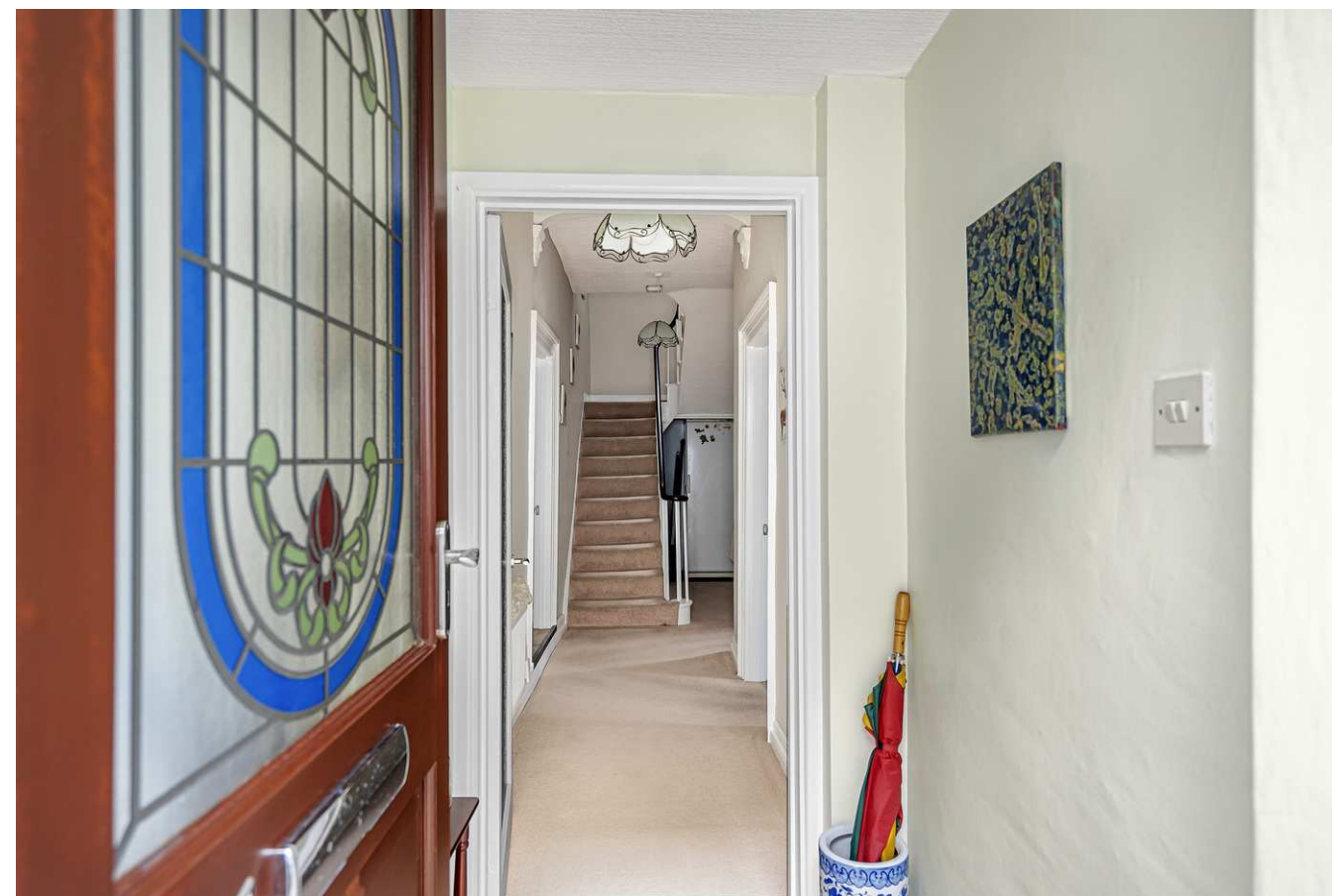
An allocated parking space is available nearby by separate negotiation, an especially useful feature in this sought-after part of Dartmouth.

A Devon restriction/covenant applies to the property. The purchaser must have lived and/or worked in Devon for a minimum of three years.

Dartmouth is one of the South Hams most picturesque and desirable waterside towns, renowned for its sailing, beautiful River Dart setting and historic character.

The town offers an excellent selection of independent shops, restaurants, cafés, galleries and local amenities, while the surrounding countryside provides wonderful opportunities for walking and exploring. Some of South Devon's finest beaches are also within easy reach.

For those travelling further afield, Totnes railway station is approximately 13 miles away, providing rail services towards London and beyond. The A38 Devon Expressway can be accessed at Buckfastleigh, approximately 19 miles away.





KEY FEATURES

- Substantial three-storey period semi-detached house
- Four good-sized bedrooms
- Two attractive reception rooms
- Large attic room
- Pretty South-facing front terrace
- Terraced rear garden
- Attractive views across Dartmouth
- Quiet yet convenient location
- Short walk to the town centre and River Dart
- Nearby parking bay available by separate negotiation
- Subject to a Devon covenant whereby the purchaser must have lived





PROPERTY DETAILS

Property Address

21 Ford, , Dartmouth, Devon, TQ6 9EB

Mileages

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

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Current: D Potential: C

Council Tax Band

E

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

From the Marchand Petit office turn right onto Fairfax Place. Continue straight ahead past the boat float and then follow the road around to the left as it becomes Duke Street. Continue straight onto Victoria Road for about 300 metres and then turn right into Ford. Continue a short distance along Ford until you reach 21 Ford on your left

Viewing

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



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

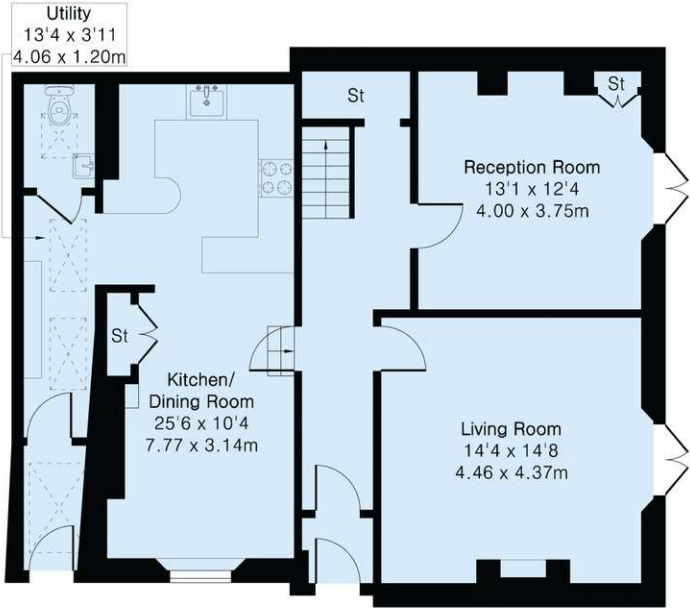
FLOOR PLAN

Approximate Gross Internal Area 2158 sq ft - 200 sq m

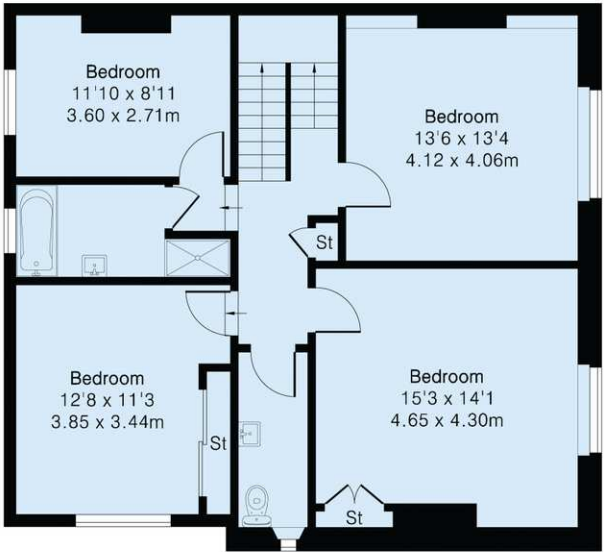
Ground Floor Area 937 sq ft – 87 sq m

First Floor Area 863 sq ft – 80 sq m

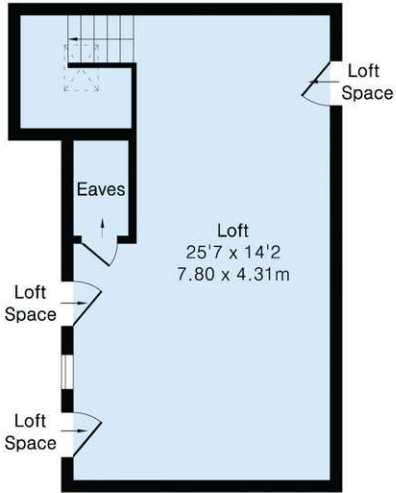
Second Floor Area 358 sq ft – 33 sq m



Ground Floor



First Floor



Second Floor



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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