



**Moira Cottage, 14 Townstal Road, Dartmouth,
Devon, TQ6 9HY**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





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Moira Cottage is a detached house on Townstal Road, and is therefore within approximately 15/20 minutes' walk to the town centre and all of its lovely shops, restaurants, galleries and the River Dart.

The property is arranged as two apartments and the current owners have successfully let the top floor apartment out as a holiday apartment. The house benefits from a single garage together with ample driveway parking and a garden.

Presently the accommodation comprises on the ground floor of an entrance hall a sitting room, a dining room with patio doors out to a courtyard, a kitchen, a shower room and a double bedroom. The letting apartment is on the first floor and comprises of 2 bedrooms, a shower room, a kitchen and a sitting room.

Outside to the rear is a courtyard garden and there is a further raised lawned garden to the side. There is a single garage and ample driveway parking.

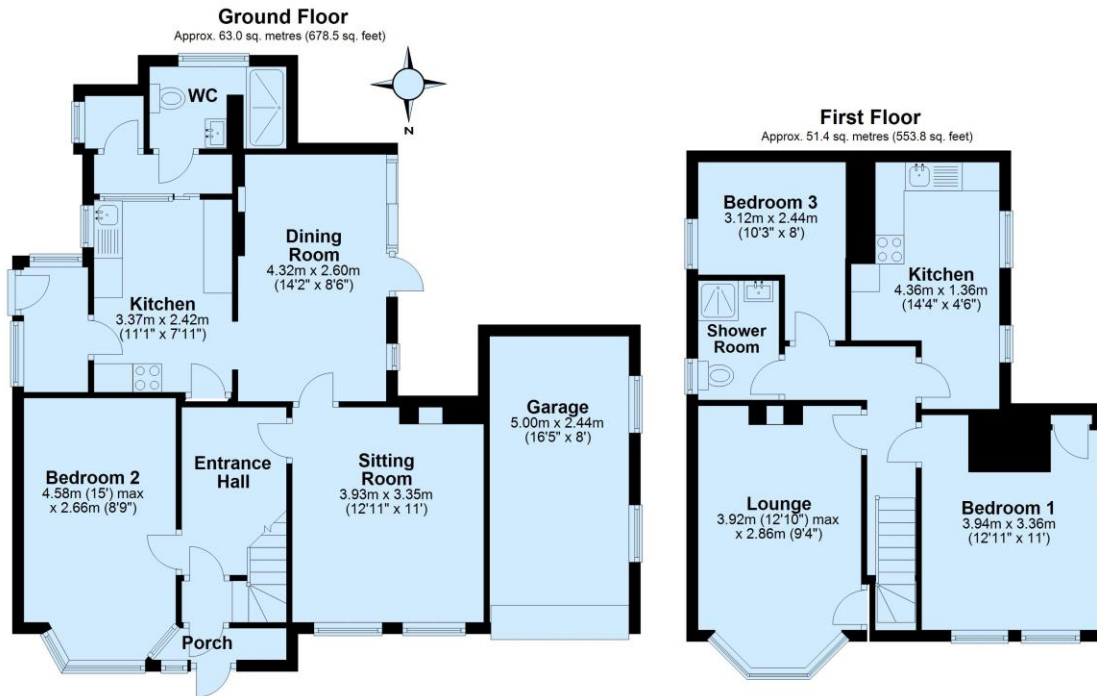
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

KEY FEATURES

- Detached 3 Bedroom House
- Currently Arranged As 2 Apartments
- Elevated Position Within 15/20 Minutes' Walk Of The Town Centre
- 3 Reception Rooms
- Gardens To The Side & Rear
- Garage & Further Driveway Parking
- Mains Electricity, Gas, Water And Drainage
- Gas Fired Central Heating

BEDS 3 | BATHS 2 | RECEPTS 3 | EPC E | COUNCIL TAX Band E | TENURE Freehold

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DIRECTIONS

From the Dartmouth office proceed along Fairfax Place and past the boat float turning left on to Duke Street and on to Victoria Road which in turn becomes Townstal Road. Moira Cottage is towards the top of Townstal Road on the left hand side before the junction.

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.

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