



10 Townstal

10 Townstal, Pathfields, Dartmouth, TQ6 9HL



Totnes 13.9 miles Plymouth 30.5 miles
Exeter 42.2 miles

A spacious semi-detached period family home offering 4 bedrooms, two reception rooms, large gardens and a studio, with ample driveway parking. Set in a highly sought-after residential area.

- 4 Bedrooms
- 2 Bathrooms
- Two reception rooms
- Large conservatory
- Delightful gardens and studio
- 1,675 sq ft of accommodation
- Ample driveway parking
- Freehold
- Council tax band: E

SITUATION

Dartmouth is situated at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns, with its charming historic streets, scenic river location and surrounding rolling countryside. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants, and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre and three supermarkets. It is also home to the Britannia Royal Naval College.

Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, the Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is only a short drive from some of the most beautiful beaches in the area. The A38 Devon Expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond, whilst mainline rail links to London Paddington can be made in Totnes.

DESCRIPTION

Set in a peaceful residential area, just a 15-minute walk from the heart of Dartmouth and the banks of the River Dart. Having high ceilings and some original fireplaces, the property has a characterful and spacious feel throughout. The kitchen and dining area is ideal for entertaining, leading through to a large conservatory opening out onto the gardens, patio and decking area. There is also a useful timber garden studio, ideal for a home office or entertaining space. The property has plenty of driveway parking and a patio area to the front, with raised borders, planting and ferns.

ACCOMMODATION

Entering into a double-glazed entrance porch/boot room, there is an inner hall with under-stairs storage and an additional cupboard. A cosy sitting room with a bay window has views over the front garden and an ornate fireplace. The kitchen has a range of wall-mounted and under-counter units, with inset spotlights and space for a range cooker. The dining area has designer pendant lighting and a chimney with inset wood burner. Bi-fold doors open into a good-sized conservatory, which opens out onto the patio.

Leading off from the kitchen is a useful utility area and a smartly presented shower room with hand wash basin and WC. Stairs rise to the first floor, with the landing enjoying plenty of natural light.

Bedroom 1 has a bay-fronted window, with plenty of space for wardrobes and storage, and an

original fireplace. Bedroom 2 has views over the rear gardens and towards Old Mill Creek, and also has a built-in basin. Bedroom 3 has views over the rear gardens and surrounding countryside, with a built-in wardrobe. Bedroom 4 has a front aspect and is currently used as a home office.

GARDENS AND OUTSIDE

A gated, brick-pillared entrance opens onto a tarmac drive with plenty of parking. Mature borders with natural stone beds create a low-maintenance front garden.

A paved patio area with raised fern beds frames the front of the property. There is gated pedestrian side access leading to the rear gardens.

The rare and versatile gardens offer something for everyone, with a patio area, lawns, decking area, timber studio which could be used as a home office, further hardstanding and raised beds for the green-fingered.

SERVICES

Mains electricity, water, gas and drainage.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWINGS

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

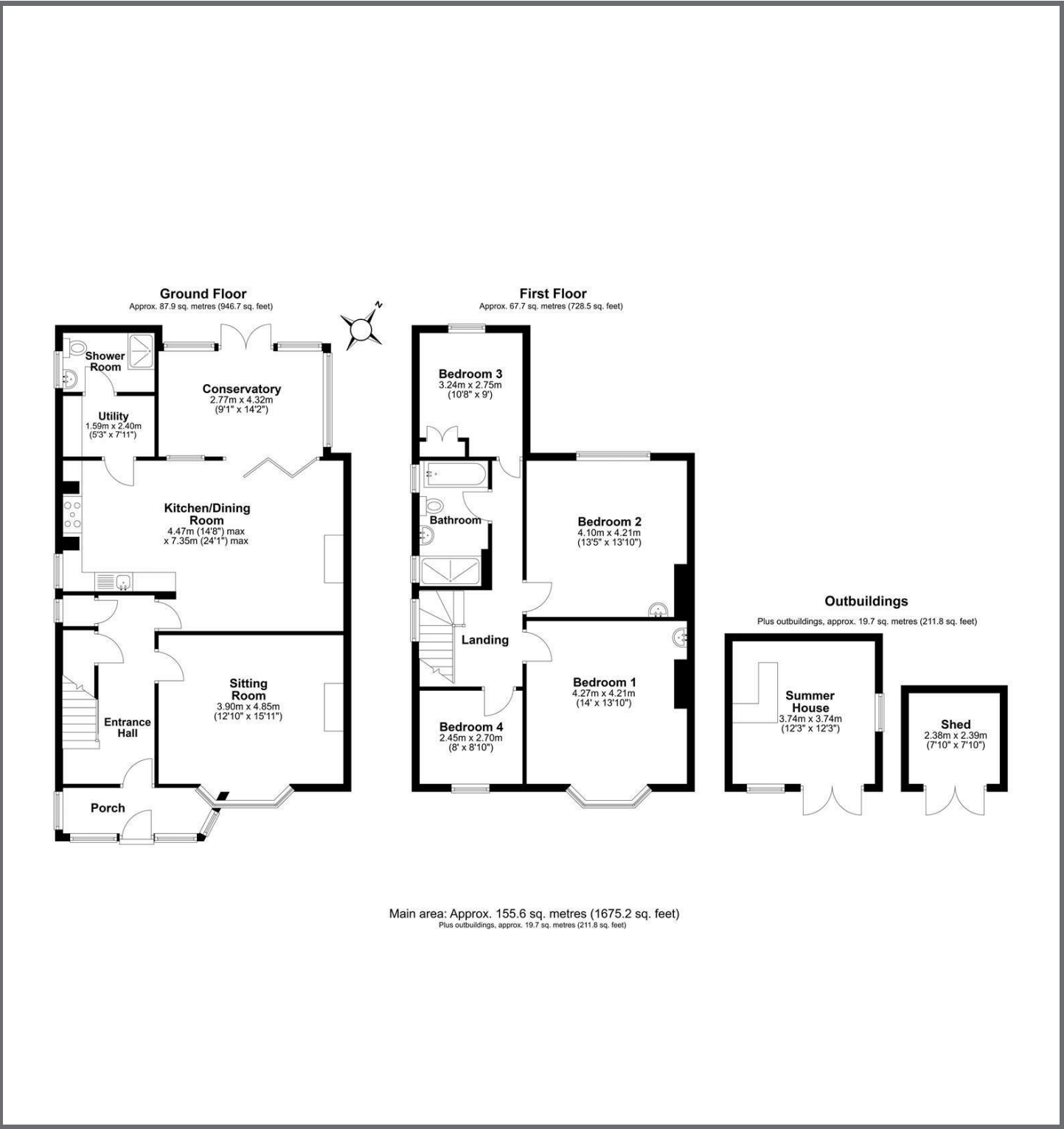
From the A3122 approaching Dartmouth, pass Norton Park on the left and continue to the roundabout. Continue straight over the two roundabouts, taking the second exit, then continue down Townstal Road to a mini-roundabout, going straight over and taking the first exit.

Continue for a further 330 metres, taking the first right into Townstal Pathfields. Follow the road up and around to the right; the property can be found on your right.

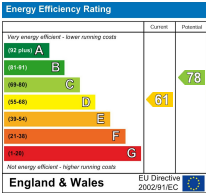
What3words: ///numeral.snips.honeybees

Guide Price £625,000





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.



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