

9 MOUNT BOONE WAY
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



9 MOUNT BOONE WAY, DARTMOUTH

Mount Boone Way is a popular residential area situated within walking distance of the heart of Dartmouth, offering the perfect balance of modern living and everyday convenience, with easy access to local shops, schools, healthcare facilities, and excellent transport links, making it an ideal place to call home.

A well presented and extended three-bedroom detached home with generous living accommodation, a lovely kitchen/dining room, garage, driveway parking, and a terraced rear garden enjoying views towards the River Dart.

This attractive detached family home has been thoughtfully extended to create a superb open-plan kitchen/dining room, forming the heart of the property and providing an ideal space for everyday family life and entertaining. Additional highlights include a spacious conservatory, a good-sized garage, driveway parking, and attractive gardens to both the front and rear.

The welcoming entrance hall features a cloakroom and a built-in storage cupboard. The impressive kitchen/dining room is fitted with a comprehensive range of contemporary wall and base units, complemented by a central island and integrated appliances. Filled with natural light, it enjoys views over the rear garden, while a door leads directly onto a paved dining terrace, creating an ideal space for al fresco dining and seamless indoor-outdoor entertaining.

The sitting room is a wonderfully inviting space, centred around a feature fireplace with decorative surround, and flows seamlessly into the conservatory. Double doors from the conservatory open onto the rear terrace, creating an excellent connection between the indoor and outdoor living spaces.

On the first floor are three generous double bedrooms. The principal bedroom benefits from an elegant en-suite shower room and an excellent range of fitted wardrobes, while the remaining bedrooms are served by a stylish family shower room.

The gardens are a particular feature of the property. To the front, mature planting creates an attractive approach to the house, with a pathway leading to the entrance and gated side access to the rear garden. The driveway provides off-road parking for two vehicles and leads to the garage.

The rear garden has been thoughtfully landscaped with terraced lawns, established planting, and a variety of seating areas. At the top of the garden, a decked terrace enjoys lovely elevated views across Dartmouth towards the River Dart, providing the perfect spot to relax or entertain, and there is a really useful detached summer house.

Dartmouth is one of South Devon's most desirable waterfront towns, renowned for its picturesque setting on the banks of the River Dart, excellent sailing facilities, and the world-famous Royal Regatta. The town offers an excellent selection of independent shops, cafés, restaurants, and galleries, all surrounded by beautiful countryside and within easy reach of some of the region's finest beaches.

For golfers, several highly regarded courses are nearby, while mainline rail services to London Paddington are available from Totnes, approximately 13 miles away. The A38 Devon Expressway can be accessed at Buckfastleigh, around 19 miles from the property, providing convenient links to Exeter, Plymouth, and beyond.





KEY FEATURES

- Well presented and extended three-bedroom detached family home
- Lovely open-plan kitchen/dining room with central island and integrated appliances
- Direct access from the kitchen to a paved terrace, ideal for outdoor dining and entertaining
- Spacious sitting room with feature fireplace opening into a light-filled conservatory
- Main bedroom with stylish en-suite shower room and fitted wardrobes
- Terraced front and rear gardens with mature planting and elevated decking enjoying River Dart views
- Garage, driveway parking for two vehicles and gated side access to the rear garden
- Conveniently located within easy reach of Dartmouth's waterfront, shops, restaurants and amenities





PROPERTY DETAILS

Property Address

9 Mount Boone Way, , Dartmouth, Devon, TQ6 9PL

Mileages

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

Services

Mains electricity water gas and drainage. Gas fired central heating

EPC Rating

Current: C Potential: C

Council Tax Band

F

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

Proceed up College Way heading out of the town passing the Britannia Royal Naval College on your right. At the top of the hill turn left onto Townstal Road and the first left into Mount Boone. After 100 yards turn left into Mount Boone Way. Number 9 will be found on the right hand side

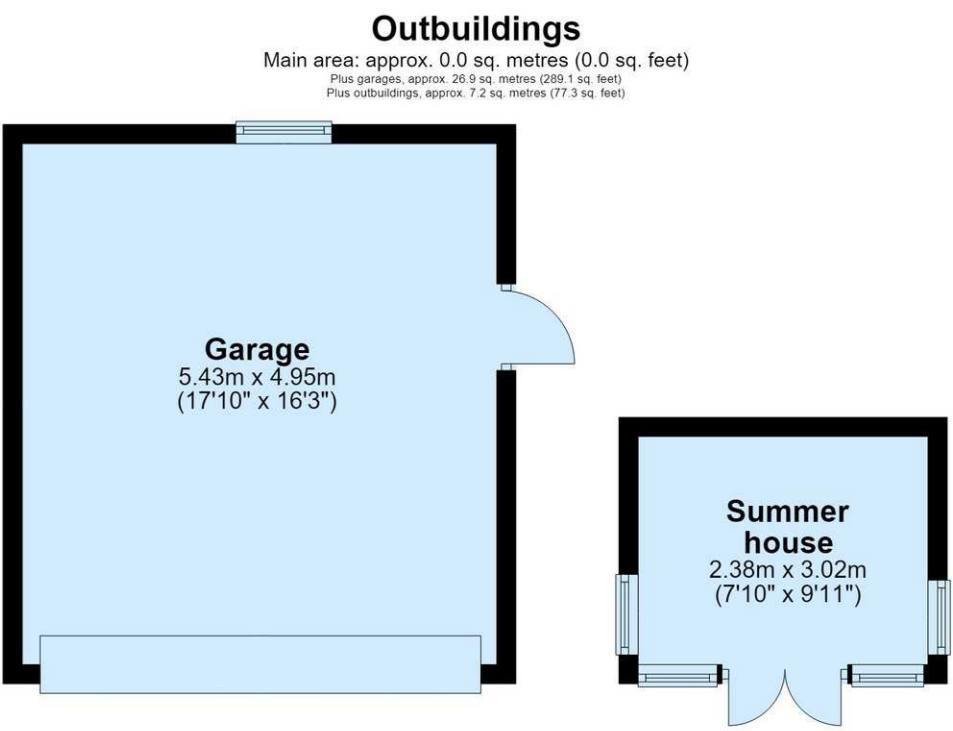
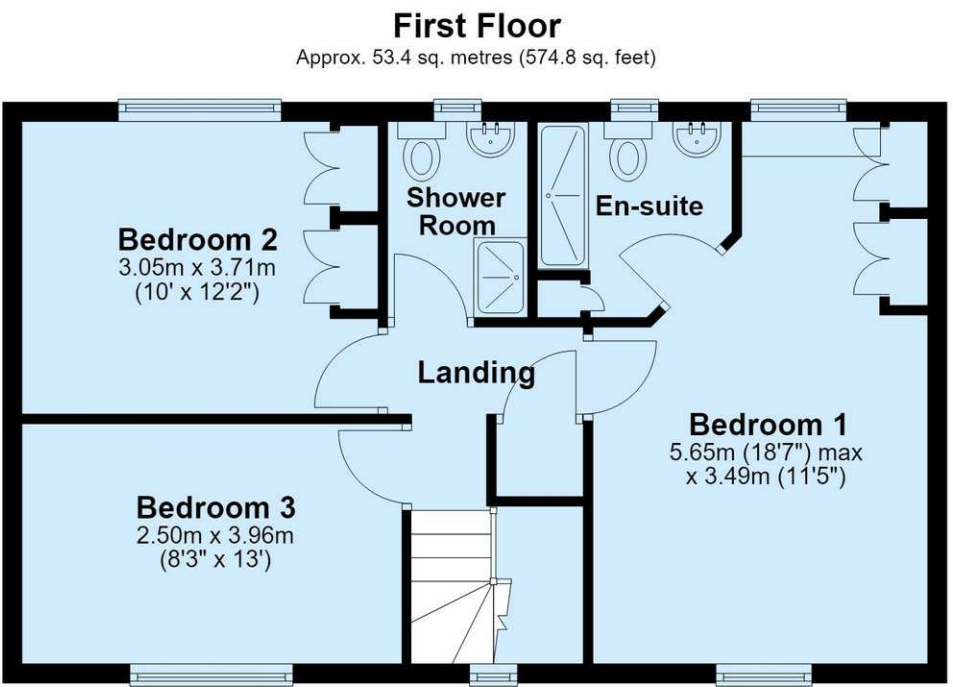
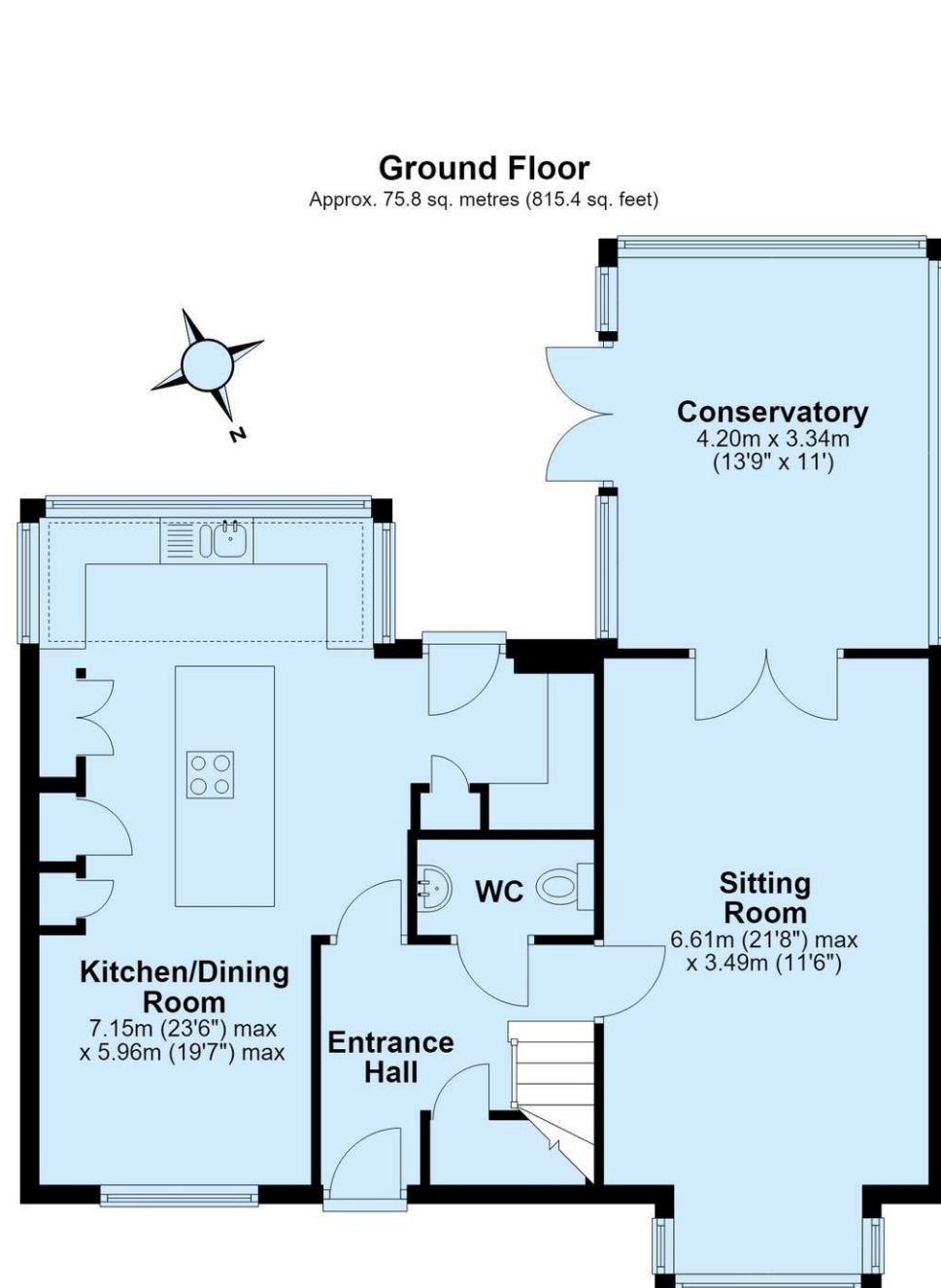
Viewing

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



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FLOOR PLAN



Main area: Approx. 129.1 sq. metres (1390.2 sq. feet)
Plus garages, approx. 26.9 sq. metres (289.1 sq. feet)
Plus outbuildings, approx. 7.2 sq. metres (77.3 sq. feet)



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