



4 Ford Valley
Dartmouth
Price £275,000

Freeborns
ESTATE AGENTS

Situated in the highly desirable maritime town of Dartmouth, 4 Ford Valley offers a fantastic opportunity to secure a bright and well-proportioned two-bedroom house. Positioned perfectly to be within easy walking distance to the market and river while having its own parking space for several cars.



4 Ford Valley, Dartmouth, Devon, TQ6 9ED

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

- 2 bedrooms
- Loft room would be a great home office/TV room
- Walking distance to shops, and bus
- Rural views
- Opportunity to add to property portfolio
- Terraced established south facing garden
- Spacious rear porch
- Primary and secondary schools less than a kilometre away.
- Pride of ownership reflected throughout
- Electric heating/gas in the street
- Potential for further development
- First time on market in 55 years

OWNERS COMMENTS

Having called this house home for more than 50 years, it is a place that holds countless happy memories for our family.

Throughout that time, we have thoroughly enjoyed living here and being part of the Ford Valley community, where we have made many lifelong friends and shared lots of special moments.

Situated just a short walk from the town centre & the River Dart, it offers the perfect balance of convenience and peaceful living. The generous parking has also been invaluable for our family, comfortably accommodating more than one vehicle.

The garden has been another much-loved feature of the home. A real sun trap, it has provided the perfect setting for relaxing days and countless gatherings with family and friends.

Leaving a home after so many years is never easy, but we take great comfort in knowing that another family will have the opportunity to create their own memories here. We hope they will enjoy the warmth, convenience and sense of community that have made this such a special place to call home.

SERVICES

Electricity, water and drainage are connected.

COUNCIL TAX BAND: C

LOCAL AUTHORITY

South Hams District Council

EPC:

To be confirmed.

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

4 Ford Valley, Dartmouth

Approximate Gross Internal Area
861 sq ft - 80 sq m



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