



46 Crowthers Hill, Dartmouth, Devon,
TQ6 9QX

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





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A charming terraced period home with pretty views across the town to the River Dart and surrounding countryside.

Situated on a picturesque residential road in an elevated position, this lovely home is just a short walk in to the town centre with all its restaurants, galleries and the River Dart.

This delightful property has been a much loved second home and holiday let, and has been delightfully enhanced and maintained by the current owners. The cottage is presented beautifully throughout, enjoys lovely views, and has a real charm about it.

The accommodation is over three floors comprising of an open plan living space on the ground floor, with a well fitted kitchen, a dining area and a lovely sitting area with a feature fireplace with a wood burning stove. On the first floor there is a double bedroom and a family bathroom and there is a further double bedroom on the second floor.

Double doors from the kitchen lead out to the decked balcony which is a wonderful sunny area to relax and enjoy an early evening drink whilst taking in the gorgeous views. Steps lead down to the lower terrace garden area, another lovely seating area with useful garden storage area.

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

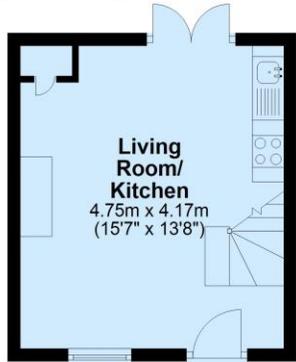
- Charming 2 Bedroom Period Cottage
- Pretty Views Across The Town To The River Dart
- Presented Beautifully Throughout
- Lovely Decked Balcony & Terraced Garden
- Useful Garden Storage Area
- Quiet Elevated Picturesque Position
- Pretty Short Walk In To The Town Centre
- Mains Electricity Gas Water & Drainage
- Gas Fired Central Heating & Underfloor To Ground Floor

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC Rating E | COUNCIL TAX N/A | TENURE Freehold

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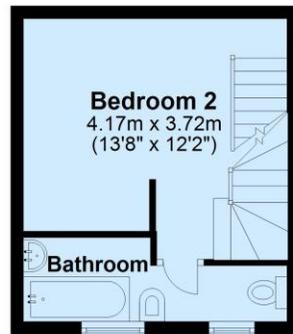
Ground Floor

Approx. 19.8 sq. metres (213.2 sq. feet)



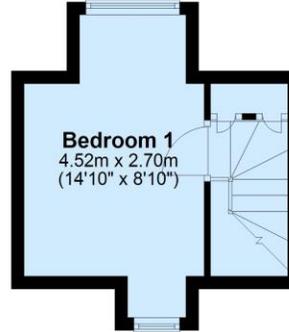
First Floor

Approx. 19.8 sq. metres (213.2 sq. feet)



Second Floor

Approx. 15.0 sq. metres (161.6 sq. feet)



Total area: approx. 54.6 sq. metres (588.0 sq. feet)



DIRECTIONS

From our offices on Hauley Road turn right onto Fairfax Place and take the first left up Smith Street. Bear round to the left onto Crowthers Hill and continue up the hill. The property is situated towards the top of Crowthers Hill on the right hand side.

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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