

51 SOUTH FORD ROAD  
DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 51 SOUTH FORD ROAD, DARTMOUTH

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This contemporary semi-detached townhouse enjoys an enviable position within easy reach of the centre of Dartmouth, combining modern design with practical living. Unusually for such a central location, the property benefits from two garages situated beneath the house, providing excellent parking and storage.

Constructed in approximately 2008, the property has been finished to a good specification throughout and offers well-balanced, versatile accommodation arranged over four floors with 2 good sized garages on the ground floor. Upon entering the first floor there is a spacious and welcoming hallway which sets the tone for the rest of the home with a contemporary staircase, which is complemented by a dramatic full-height window that floods the space with natural light and enhances the sense of openness. There are two comfortable double bedrooms on this floor; one benefits from a stylish en suite shower room, while the second is served by a separate, well-fitted shower room. These rooms are ideal for guests, family members, or could alternatively be used as a home office or hobby space, depending on requirements.

The second floor is dedicated to the main living and entertaining areas, thoughtfully designed to maximise light and open outlook. The kitchen and dining area form a superb open-plan space, perfect for both everyday living and hosting. The kitchen itself is a standout feature, fitted with sleek cabinetry, polished granite worktops, feature lighting, and a full range of high-quality integrated appliances. Ample workspace and storage make it as practical as it is stylish. From here, doors open directly onto the rear courtyard garden, creating a seamless indoor-outdoor flow.

The sitting room is equally impressive, centred around two large windows that capture delightful elevated views across the town. These windows not only provide an ever-changing outlook but also allow light to pour into the room throughout the day, and there is a feature gas fire providing a warm ambience throughout.

A further staircase rises to the top floor, where the lovely main bedroom suite awaits. The landing is crowned by a feature-lit domed ceiling, adding a sense of architectural drama and individuality. The bedroom itself is a peaceful retreat, enjoying far-reaching views over the town and towards the surrounding countryside. Clever use of the eaves provides discreet and practical storage solutions. The en suite bathroom is well appointed, offering both a separate bath and a rainfall shower, finished with modern fittings.

Externally, to the rear of this lovely home is a sheltered walled courtyard garden which has been thoughtfully designed for ease of maintenance while providing an attractive and private space for outdoor dining and entertaining. The paved finish enhances usability throughout the year, while a useful stone store adds further practicality. There is also side access via shared steps leading to South Ford Road.

Dartmouth is widely regarded as one of Devon's most picturesque and desirable coastal towns, famed for its deep-water harbour and strong maritime heritage. It is particularly renowned as a sailing destination, hosting the annual Dartmouth Royal Regatta, which attracts visitors from across the country. The town offers an excellent selection of independent shops, cafés, restaurants, and art galleries, creating a vibrant yet relaxed atmosphere.

Surrounded by rolling countryside and within easy reach of the South Devon coastline, the area provides access to some of the region's most beautiful beaches and coastal walks. For those who enjoy outdoor pursuits, there are several well-regarded golf courses nearby, along with numerous opportunities for boating and water sports. Mainline rail services to London Paddington can be accessed from Totnes, approximately 13 miles away, while the A38 Devon Expressway is reachable via Buckfastleigh, providing convenient road links to the wider region.





## KEY FEATURES

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- Contemporary semi-detached townhouse in central Dartmouth
- Two good sized garages — a real benefit for this location
- Spacious, light-filled interiors
- Flexible layout with three double bedrooms, including two en suites
- Impressive open-plan kitchen/dining area with granite worktops and integrated appliances
- Elegant sitting room with large picture windows and inset living flame fire
- Top-floor main bedroom suite with under eaves storage and en suite bathroom
- Remote Hive system controlling the heating and hot water
- Sheltered low-maintenance walled courtyard garden with store





# PROPERTY DETAILS

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## Property Address

51 South Ford Road, , Dartmouth, South Hams, TQ6 9QT

## Mileages

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

## Services

Mains electricity gas water and drainage. Gas fired central heating

## EPC Rating

Current: C Potential: B

## Council Tax Band

E

## 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

On foot from our offices in Hauley Road turn right into Fairfax Place and first left on to Smith Street, which in turn leads into South Ford Road. The property will be found towards the far end on the left hand side.

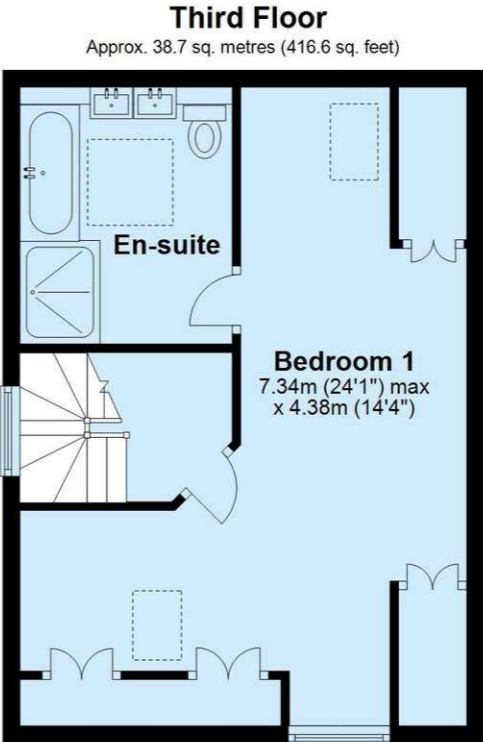
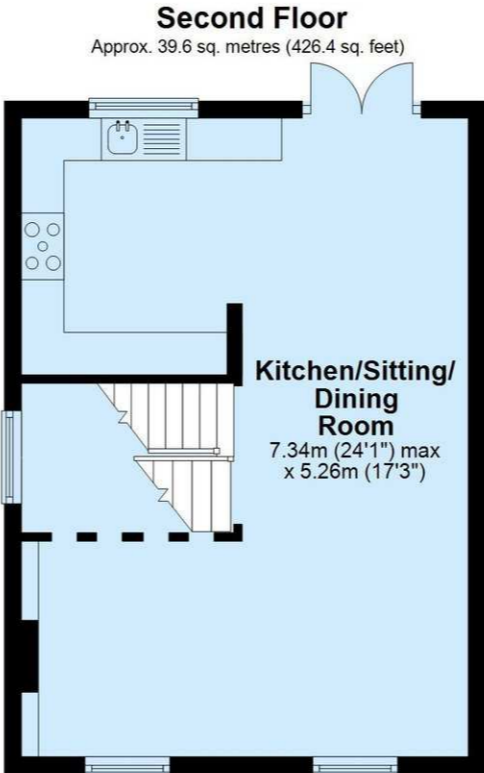
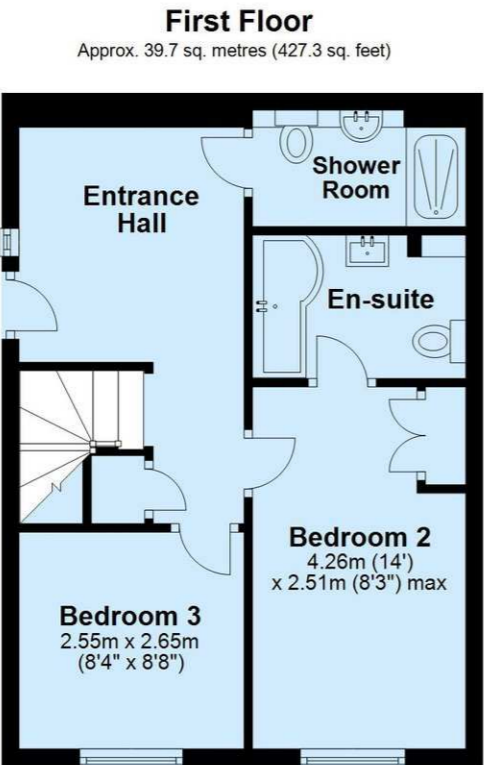
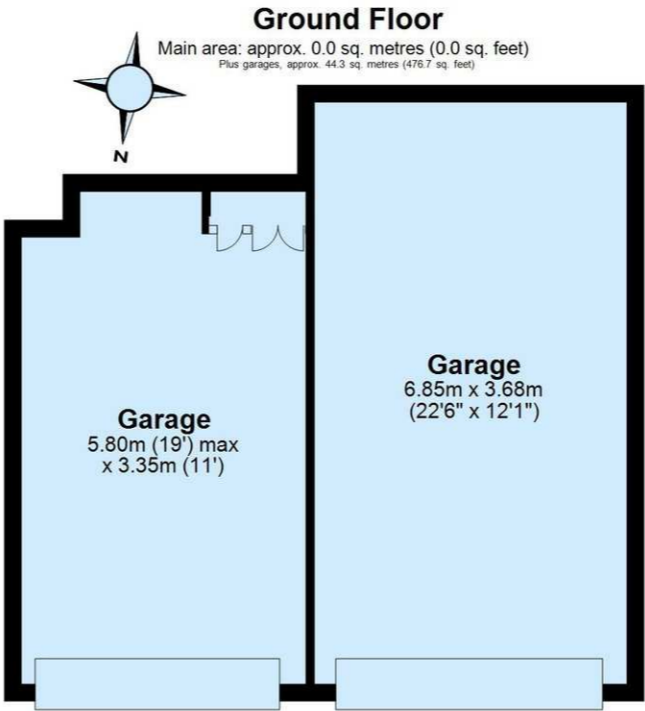
## Viewing

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



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# FLOOR PLAN



Main area: Approx. 118.0 sq. metres (1270.4 sq. feet)  
 Plus garages, approx. 44.3 sq. metres (476.7 sq. feet)



MARCHAND PETIT

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