



2 Townstal Pathfields

Dartmouth
Price £449,000

Freeborns
ESTATE AGENTS

A beautifully presented family home, in an established, private cul-de-sac, in one of Dartmouth's more sort after locations. All within walking distance of schools, shops, and bus routes.



2 Townstal Pathfields, Dartmouth, TQ6 9HL

DIRECTIONS

From Dartmouth town centre, proceed up College Way, passing the Britannia Royal Naval College on your right-hand side. Take the third turning on your left into Townstal Pathfields. No. 2 will be on the righthand side.

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Well-proportioned to welcome guests. A delightful area to meet and greet on those formal occasions. The Entrance Hall provides access to the Living Room on the left and stairs rise to the bedroom accommodation. There is excellent storage under the stairs. To the right, the hall goes past the formal dining room, leading on to the kitchen.

LIVING ROOM

The feature fireplace (which works) is the focal point of this charming room. Doors open into the conservatory, which opens on to the garden. This room is cosy and snug in the winter, then open the doors to the conservatory and garden for wonderful summer living.

DINING ROOM

This is beautifully proportioned and is ideal for those formal occasions. The working fireplace has tons of character. This is the room a traditional Christmas is made for.

KITCHEN/BREAKFAST ROOM

This is big enough to be the "engine room" of the house, of a size that will suit those family members who love to be part of the action when it is all systems go in the kitchen. Family gatherings will take on a whole new meaning in the kitchen. An excellent range of fitted wall and base cupboards with integrated appliances. The kitchen is big enough to accommodate a table for informal dining.

Direct access from the kitchen to the Utility Room and downstairs W.C. and on to the garden.

MASTER BEDROOM

This has generous proportions, is delightfully sunny, has a bay window and views to the river mouth. The ensuite has a shower, wash hand basin and W.C.

BEDROOM TWO

This is a spacious double with a lovely outlook over the neighbouring trees.

BEDROOM THREE

Another generously proportioned double bedroom. Being on the corner of the house it benefits from a double aspect.

THE FAMILY BATHROOM

Walk in Shower, Bath, W.C. Heated Towel Rail, and a Wash Hand Basin.

OUTSIDE

This garden is beautifully established with a driveway approaching the house with off road parking for 2+ cars. The garden is predominantly level with easy access to the front and back. The rear garden is a delight with easy access from the kitchen for those summer bar be ques. The owner's pride in her garden is reflected throughout.

OWNERS COMMENTS

We have loved living here, so much so (for over 30 years), that we have built our dream home in the garden! The garden was huge, and we have developed it sympathetically so as not to detract from our existing home and our new build. The outdoor areas are absolute sun traps, ideal for alfresco entertaining. The neighbours are wonderful and there is even a WhatsApp group for our neighbourhood. And all within an easy walk down to town and the river.

EPC: C

COUNCIL TAX BAND: D

LOCAL AUTHORITY

South Hams District Council

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.

2 Townstal Pathfields

Approximate Gross Internal Area
1625 sq ft - 151 sq m



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