



23 Redwalls Meadow



Totnes 11.9 miles Plymouth 30.9 miles
Exeter 42.6 miles

A well-presented 4-bedroom family home with an open-plan sitting/dining room, double driveway, attached garage, and front and rear gardens with a large sun terrace, all within walking distance of Dartmouth town centre.

- 4 bedrooms
- 2 bathrooms
- Open-plan sitting/dining room
- Two driveways
- Garage
- Front and rear gardens
- Easy access to Dartmouth town centre
- No onward chain
- Council tax band: F
- Freehold

Guide Price £495,000

SITUATION

Dartmouth is widely regarded as one of South Devon's most desirable coastal towns, set on the banks of the River Dart and known for its vibrant harbour, historic architecture, and excellent range of independent shops, galleries, and restaurants. The town also hosts the renowned Royal Regatta and is home to Britannia Royal Naval College. The surrounding area offers outstanding coastal and countryside scenery, with access to the South West Coast Path, nearby beaches, and sailing on the River Dart.

The nearby town of Totnes provides a mainline railway station with services to London Paddington, offering convenient connectivity, while the wider South Hams continues to be celebrated for its natural beauty and quality of life.

DESCRIPTION

A deceptively spacious family home set within this desirable designated conservation area, offering 3 bedrooms on the first floor, including a master ensuite, with the 4th bedroom on the ground floor, currently serving as an ideal home office. The property benefits from ample driveway parking across two driveways, terraced rear gardens with a large patio ideal for entertaining, a good-sized garage, and a separate utility room with WC.

ACCOMMODATION

A double-glazed front door opens into the inner hall. The utility room with plumbing for a washing machine/dishwasher, wash hand basin, and WC. Bedroom 4, with a rear aspect, would also make an excellent home office.

The well-equipped kitchen offers plenty of storage, with a range of wall-mounted and under-counter gloss-finish units, built-in oven and 4-ring gas hob, space for a fridge freezer, and a built-in breakfast bar. A door opens out onto the rear brick terrace.

The spacious sitting/dining room enjoys views over the front gardens and benefits from plenty of natural light from the large windows. A stone surround fireplace provides an attractive focal

point to the sitting room.

The first floor offers a master bedroom with ensuite, comprising a large shower, WC, wash hand basin, useful cupboard, built-in wardrobes, and front aspect views. The second bedroom also enjoys views over the front gardens, while bedroom three overlooks the rear gardens. The fully tiled family bathroom includes a bath, wash hand basin, and WC.

GARDENS AND GARAGE

A driveway leads to the garage with an up-and-over door and plenty of storage space. Steps lead up to the main entrance, with the front gardens laid to lawn and bordered by mature shrubs. The second driveway leads to wooden gates providing access to further parking and the rear terrace.

The terraced rear gardens feature a large brick terrace, ideal for alfresco dining, with steps leading up to two lawned areas and raised beds for keen gardeners, along with mature borders and a palm tree.

SERVICES

Mains electricity, water, drainage, and gas.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWINGS

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Dartmouth, proceed up College Way, passing Britannia Royal Naval College on your right. Turn left into Townstal Road, then left into Mount Boone. Take the first turning on your left into Mount Boone Way, then the next right into Red Walls. Continue down the hill and the property can be found on your right.

What3words:
<https://w3w.co/uniform.modules.correctly>



