



MILLARD
COOK



Town Centre, Dartmouth

Guide Price **£395,000**

Character townhouse within the heart of Dartmouth being an ideal holiday let.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Drum House is a deceptively spacious Grade II Listed townhouse, ideally situated in the heart of Dartmouth. Offering flexible three-bedroom accommodation arranged over four floors, this charming property presents an excellent opportunity as a successful holiday let, investment property, lock-up-and-leave second home, or a permanent residence. Tucked away just off the main Street of Dartmouth, it enjoys easy level access to the boutique shops, restaurants, waterfront and all the amenities the town has to offer.

Internally, the property provides versatile accommodation with an excellent layout. The welcoming ground floor features a spacious kitchen/dining room with impressive 8ft high ceilings, creating a sociable space ideal for entertaining. The first floor is home to a generous sitting room with three windows.

The upper floors provide well-proportioned bedrooms including a delightful principal bedroom occupying the top floor. This impressive loft suite benefits from vaulted ceilings, four Velux windows with views across Dartmouth's rooftops towards Kingswear, wardrobes and an en-suite shower room. The property is further complemented by gas-fired central heating and is currently operating as a successful holiday let.

Accommodation

Ground Floor. A front door opens into the spacious kitchen/dining room, fitted with a range of base and wall units incorporating a Belfast-style sink. There is space for a dishwasher, fridge/freezer and a gas cooker with four-ring hob and extractor hood above. The room offers ample space for a large dining table and enjoys high ceilings and recessed windows overlooking the front aspect. Partly tiled walls complete the kitchen area, with stairs rising to the first floor.

First Floor. The generous sitting room is a particular feature of the property, enjoying three windows to the front. The room offers excellent natural light and character, complemented by fitted shelving and an attractive gas-effect stove. Stairs continue to the upper floors.

Second Floor. The landing provides access to two comfortable double bedrooms, both overlooking the front aspect. The first bedroom benefits from fitted wardrobes.

Also on this floor is the family bathroom, fitted with a panelled bath, wash hand basin and WC, together with a separate shower room.

Third Floor. The landing benefits from a large Velux window and useful storage cupboards, including one housing plumbing for a washing machine and another containing the gas combination boiler.

The principal bedroom occupies the entire top floor and is a wonderful vaulted loft room enjoying four Velux windows with elevated southerly views across Dartmouth's rooftops towards Kingswear. This spacious double bedroom offers fitted wardrobes, additional storage cupboards and an en-suite shower room comprising a corner shower with Mira shower, wash hand basin, WC, heated towel rail and Velux window.

Overall, Drum House is a beautifully presented and highly versatile home in tucked away central location, offering character, generous accommodation and proven holiday letting potential.

Services. All mains are connected. Property size: 1,249 Sqft. Council tax: Currently business rated. Advanced noticed required to view the property. Please contact the office.



Drum House

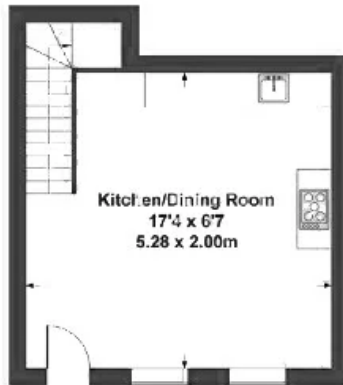
Approximate Gross Internal Area
1249 sq ft - 116 sq m



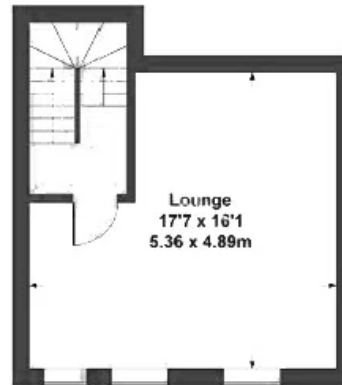
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



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