



**24 Cotton Road**  
Dartmouth  
Offers in the region of £375,000

*Freeborns*  
ESTATE AGENTS

A recently constructed three bedroom family home built by Baker Estates to their "Bluebell" design and benefiting from having an attached garage and garden room to the rear.

Garden Room has a vaulted solid warm roof, retaining warmth in the winter and keeping cool in the summer.



# 24 Cotton Road, Dartmouth, TQ6 0FF

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## FIRST FLOOR LANDING

Radiator, loft access hatch, built-in airing cupboard housing gas boiler, doors to;

## BEDROOM ONE

Double glazed window to rear, radiator, built-in sliding door wardrobes, door to ensuite shower room.

## ENSUITE SHOWER ROOM

Shower enclosure, floating wash hand basin with mixer tap, hidden cistern WC, wall mounted heated towel rail, part tiled walls, recessed ceiling downlighters, extractor fan.

## BEDROOM TWO

Double glazed window to front, radiator, built-in wardrobe with sliding doors.

## BEDROOM THREE

Double glazed window to rear, radiator.

## FAMILY BATHROOM

Double glazed frosted window to front, white suite comprising a panelled bath with shower over, wash hand basin with mixer tap, hidden cistern WC, wall mounted heated towel rail, part tiled walls, recessed ceiling downlighters, extractor fan.

## ENTRANCE HALL

Double glazed window to side, staircase to first floor, understairs storage cupboard, radiator, built-in cloak cupboard, doors to;

## SEPARATE WC

Hidden cistern WC, wash hand basin with mixer tap, radiator, recessed ceiling downlighters, extractor fan.

## LIVING KITCHEN

## KITCHEN

Double glazed window to front aspect, range of modern fitted base and wall mounted kitchen cupboards and drawer units, worksurface, inset 1/2 bowl single drainer stainless steel sink with swan neck mixer tap, inset 4 ring AEG induction hob, stainless steel extractor chimney hood above, integrated appliances to include AEG fridge and freezer, stainless steel AEG double oven and grill, AEG dishwasher, built-in bin storage system, tiled splashbacks, recessed ceiling, downlighters, radiator.

## LIVING AREA

Double glazed to rear, radiator, opening onto;

## GARDEN ROOM

Of uPVC double glazed construction, double glazed sliding patio doors to side, vaulted ceiling with glazed heat reflective windows.

## REAR GARDEN

Large patio area, lawned garden, rear access door to garage.

## FRONT GARDEN

Private driveway for two vehicle leading to the single garage, EV car charger.

## GARAGE

Single garage with up and over door, rear access door, utility area with base storage cupboards and worksurfaces, space and plumbing for a washing machine.

## ADDITIONAL INFORMATION

6 Years NHBC remaining.

Nearly £20,000 spent in additional extras on the property.

Garden Room has a vaulted solid warm roof, retaining warmth in the winter and keeping cool in the summer.

**COUNCIL TAX BAND: D**

**EPC: B**

## 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.

## 24 Cotton Road, Dartmouth

Approximate Gross Internal Area  
1270 sq ft - 118 sq m



APPROX SCALE



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2026



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