



MILLARD  
COOK

1 Court Terrace, Hillfield  
Near Dartmouth, TQ6 0FA

A spacious new build three bedroom house with gardens, parking and communal grounds, conveniently located close to the historic port of Dartmouth



1 Court Terrace is a modern semi-detached house set within the popular Hillfield Village development, approximately two miles from the historic naval town of Dartmouth. Completed in 2022, the property boasts around 1,600 sqft of accommodation, contemporary design with high-quality fittings and appliances. It features double glazing, gas-fired underfloor heating throughout, along with the benefit of two adjacent parking spaces, gardens and communal grounds including a children's play area and a tennis court.

Inside, the house offers light-filled and well-proportioned living spaces, including a double aspect open-plan living area that seamlessly connects to the rear and side gardens, as well as a large principle bedroom with generous en-suite, two double bedrooms and a family bathroom.

Located in the hamlet of Bugford, 1 Court Terrace is an ideal turnkey holiday home or investment property for holiday letting.

The renowned Blue Flag beach at Blackpool Sands, offering water sports and a beachfront restaurant, is just 2.8 miles away. The bustling market town of Totnes, with its mainline rail links, is approximately 9 miles away, whilst nearby Dartmouth Golf and Country Club offers two courses, a restaurant and swimming pool/spa complex being 2.2 miles away.

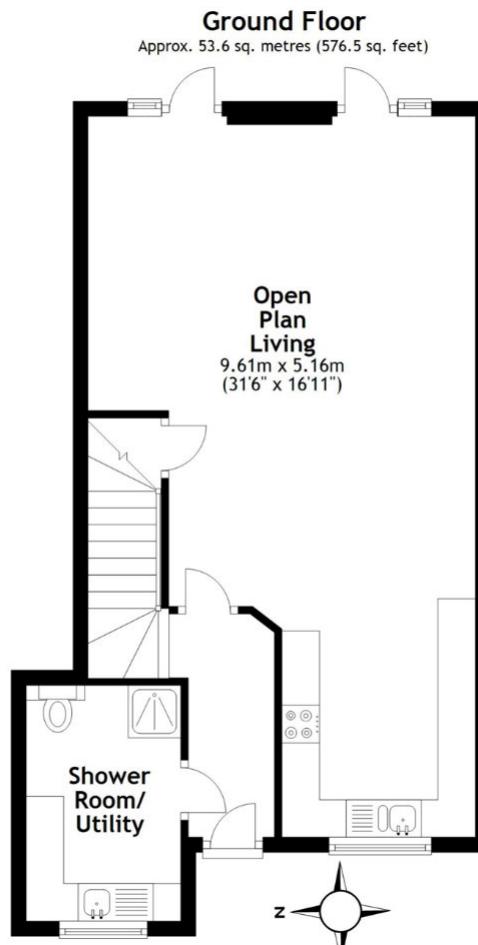


## Accommodation

Front garden laid to lawn with pathway leading to the veranda style and front door. Entrance hall with oak flooring and underfloor heating throughout ground floor. Stairs rising to the first floor. Large utility room with shower cubicle, WC, sink unit with cupboards, worktops and plumbing for washing machine.

The open plan living/kitchen/dining room is a wonderful size with engineered oak flooring throughout, wall space for inset TV, large understairs storage cupboard and two doors leading out to the rear garden.

The kitchen has built-in Neff induction hob, double oven, dishwasher, fridge and freezer, inset sink, along with a comprehensive range of drawers, cupboards with quartz worktops and wall mounted cupboards. Window overlooking the front aspect.



## First floor

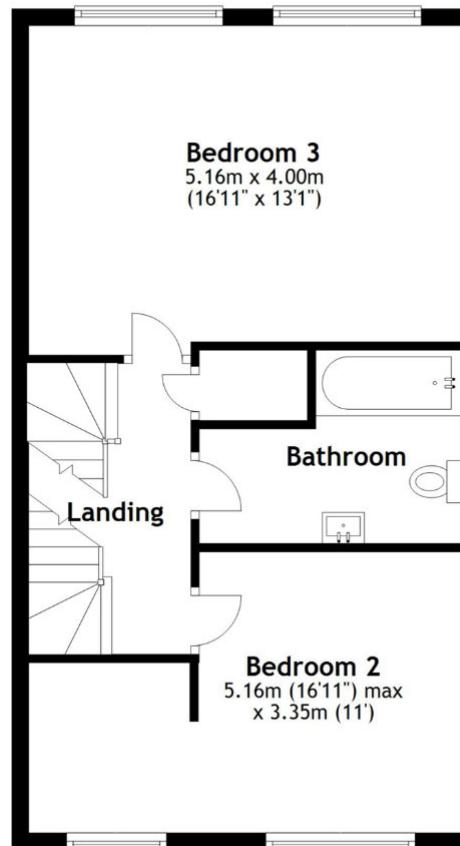
Landing with window overlooking the side. Storage cupboard and stairs rising. Underfloor heating throughout first floor.

There are two large double bedrooms, one to the front with a dressing area/study space and two windows overlooking the front aspect.

To the rear, a double bedroom with windows overlooking the rear gardens. Bathroom suite comprising fully tiled with bath and shower system above, hand basin, WC, mirror and heated towel rail.



**First Floor**  
Approx. 49.7 sq. metres (535.2 sq. feet)



Second floor with window overlooking the side aspect and storage cupboard housing hot water tank and gas fired boiler.

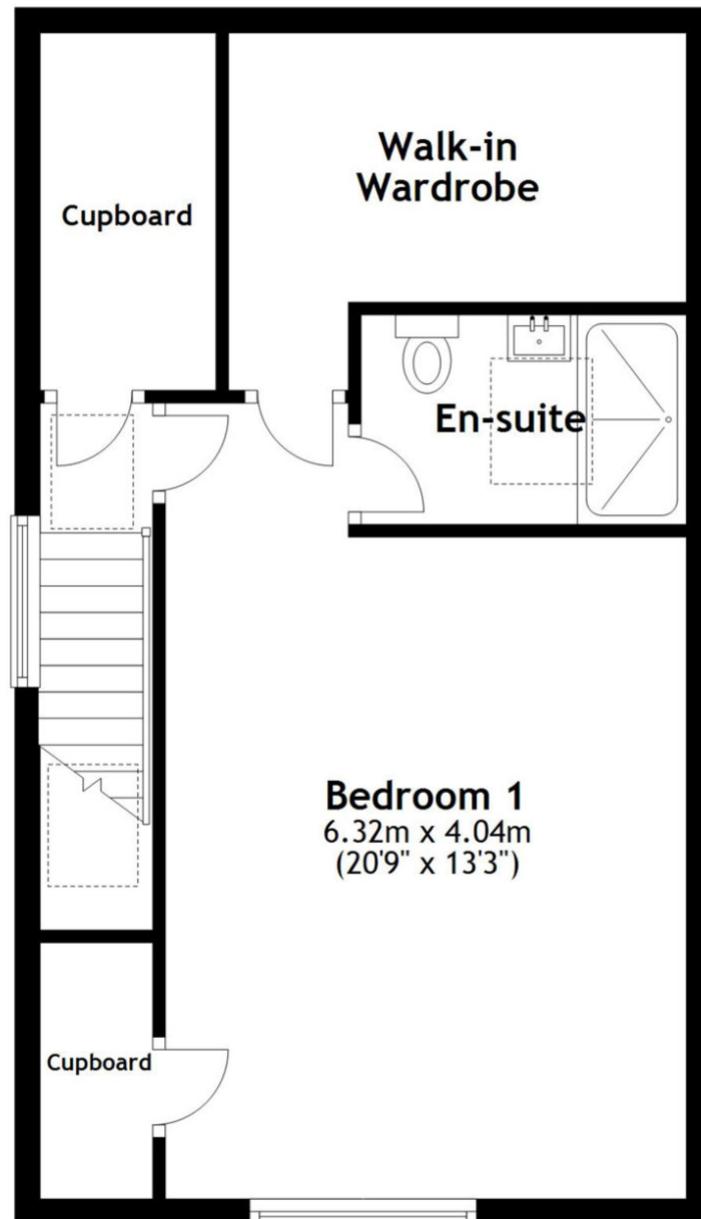
The principal bedroom is a wonderful size with vaulted ceilings and a large window overlooking the front aspect and the surrounding countryside. Skylight to the rear and a large walk-in storage cupboard. Underfloor heating throughout.

The fully tiled en-suite comprises large walk-in double shower cubicle, hand basin, WC and a large mirrored cabinet with under lighting.



## Second Floor

Approx. 47.8 sq. metres (514.2 sq. feet)



## The outside

From the living room, two doors lead to the rear garden which has been decked and gravelled for ease of maintenance with evergreen hedging around the borders and a pedestrian gate leading to the two allocated parking spaces and ample visitor parking.

The site benefits from communal grounds, children's play area and a tennis court.

## Services

Gas central heating (underfloor heating throughout) and hot water, solar hot water system, mains electric, cat 5 cabling.

**Tenure:** Freehold

EPC:B

Council tax band: TBC (exempt from second home council tax)

Property size 1,625 sqft

Management service charge: £1,824

LABC Warranty

Note: This property is for second home/holiday use only (not your primary residence). For further details, please contact the office.  
CGI images may be used and represent as a guidance only.

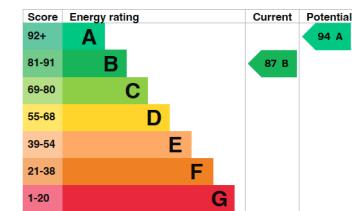
**MILLARD  
COOK**

Millard Cook is an independent estate agency offering a bespoke service. The unique service is available 7 days a week. Please visit our website for more details [CLICK HERE](#)



## Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



**IMPORTANT NOTICE** 1. These particulars are for guidance only. They are prepared and issued in good faith and fair description of the property. They do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Millard Cook has no authority to make or give any representation or warranty whatsoever in relation to the property. 3. CGI on images maybe used. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Descriptions of a property are inevitably subjective, and the descriptions contained are used in good faith as an opinion and not by way of statement of fact and queries need clarifying before viewing, please do not hesitate to contact Millard Cook. MONEY LAUNDERING REGULATIONS - To a sale being agreed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations using a third party company. There is a fee for this service.