

3 WOODBURY RISE
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



3 WOODBURY RISE, DARTMOUTH

A modern and well-presented two bedroom terraced home in a highly convenient and popular residential location.

Situated on the sought-after Little Cotton Estate, on the edge of the beautiful riverside town of Dartmouth, this attractive home is set in an elevated position and would make an ideal purchase for a first-time buyer or investment opportunity.

The property is conveniently located within easy walking distance of a bus route, supermarkets, leisure centre, medical centre and local schools.

Inside, the accommodation is light and well proportioned throughout. The welcoming entrance hall provides access to a useful cloakroom/WC and two generous storage cupboards. The fitted kitchen is bright and practical, featuring a range of modern wall and base units together with integrated appliances.

To the rear of the property, the main living room offers space for both seating and dining, with double doors opening directly onto the garden, creating a pleasant and sociable living space.

On the first floor there are two well-proportioned bedrooms, a modern family bathroom with a shower over the bath, and two further storage cupboards.

Outside, the rear garden is fully enclosed and mainly laid to lawn, complemented by a paved patio area ideal for outdoor dining. A rear gate provides direct access to one of the allocated parking spaces, with the other allocated space to the front of the property.

An attractive and conveniently located home, perfectly suited to modern living in this highly desirable coastal town.

There is an annual estate management charge of approximately £300 p.a.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.





KEY FEATURES

- Modern new-build home
- Approximately 3 years old
- Open-plan living/dining area
- Downstairs W.C. and storage
- Two bedrooms
- Enclosed rear garden with patio
- Two allocated parking spaces
- £300 p.a. estate management charge





PROPERTY DETAILS

Property Address

3 Woodbury Rise, Little Cotton, Dartmouth, Devon, TQ6 0FR

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles.
All mileages are approximate

Services

Mains electricity water and drainage. Gas fired central heating. Solar panels

EPC Rating

Current: B Potential: B

Council Tax Band

Band C

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From our Dartmouth office proceed out of the town centre following the signs for Townstal and Little Cotton Estate. Continue up the hill and take the first exit at the third roundabout into Little Cotton Road. Follow the road and take the turning into Woodbury Rise.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



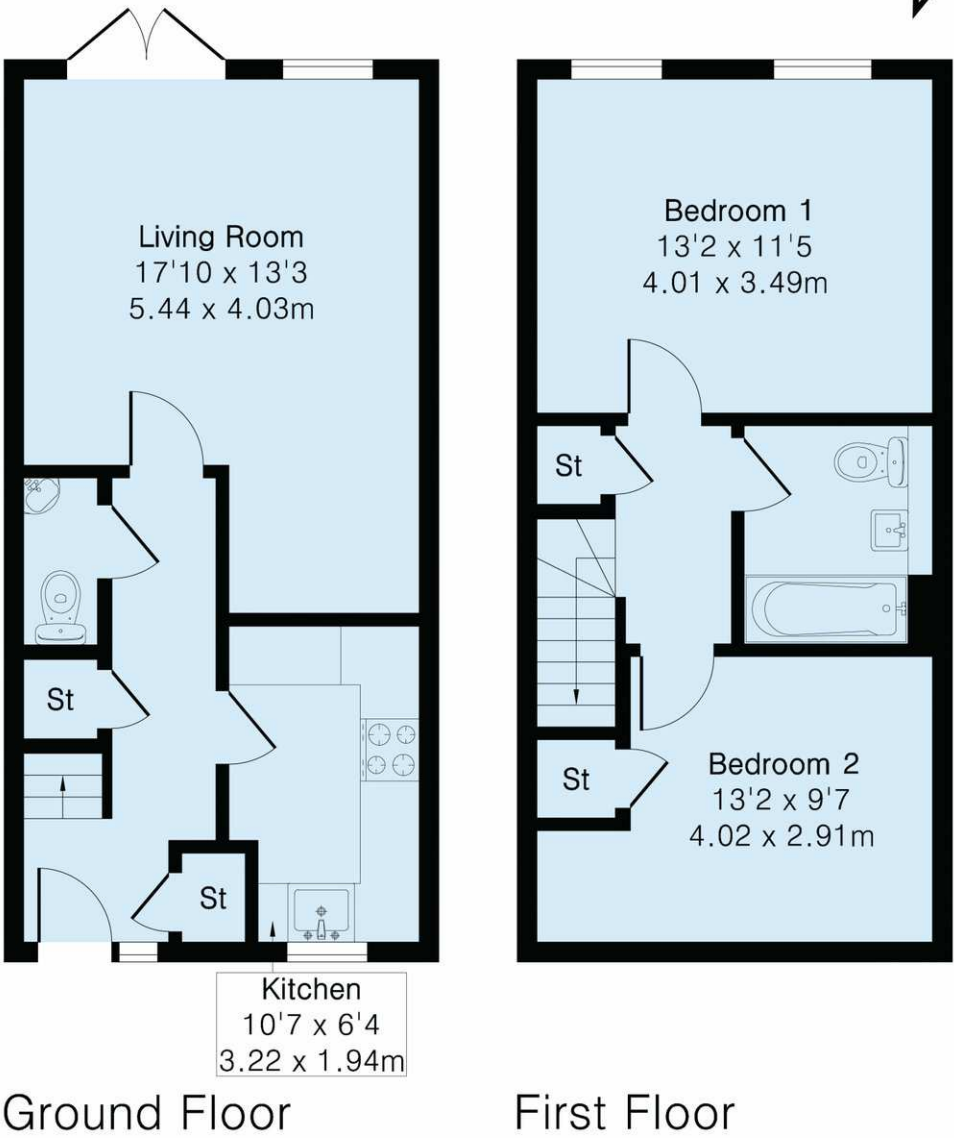
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FLOOR PLAN

Approximate Gross Internal Area 762 sq ft - 70 sq m

Ground Floor Area 381 sq ft – 35 sq m

First Floor Area 381 sq ft – 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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