7 Woodbury Rise

Dartmouth

£295,000

Freeborns
ESTATE AGENTS

A modern two bedroom home recently built by Baker Estates and benefitting from having its own private driveway and garage. Offered for sale with no ongoing chain.

7 Woodbury Rise, Dartmouth, TQ6 0FR

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE HALL
Radiator, staircase to first floor with understairs storage cupboard housing electrical fuse box, doors to;

LOUNGE/DINER:
Double glazed French doors and double glazed window to rear, radiator.

KITCHEN
Double glazed window to front, range of modern fitted base and wall mounted cupboard and drawer units, worksurface with inset 1 1/2 bowl stainless steel sink with swan neck mixer tap, inset 4 ring electric induction hob, stainless steel extractor chimney hood above, built-in stainless steel oven, integrated fridge and freezer, space and plumbing for a dishwasher, radiator, recessed ceiling downlighters.

SEPARATE WC
Close coupled WC, corner wash hand basin, radiator, extractor fan.

FIRST FLOOR LANDING
Loft access hatch, built-in cupboard housing the "Worcester" gas central heating boiler, doors to;

BEDROOM ONE
Double glazed windows to rear aspect, radiator.

BEDROOM TWO
Double glazed windows to front aspect, radiator.

BATHROOM
Modern fitted white suite comprising a panelled bath with shower over, wash hand basin, hidden cistern WC, wall mounted heated towel rail, part tiled walls, recessed ceiling downlighters.

REAR GARDEN
Patio area, lawned garden, side access through to the front driveway, rear door access to the garage.

FRONT GARDEN
Pathway to front door, private driveway parking leading to the garage.

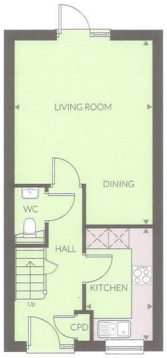
SINGLE GARAGE
Attached garage with up and over door, rear double glazed door access, power and light.

LOCAL AUTHORITY
South Hams District Council

COUNCIL TAX BAND: D

EPC: A

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.



GROUND FLOOR

Kitchen	3.2m x 1.9m	10'7" x 6'4"
Living Room/Dining	5.4m x 4.0m	17'7" x 13'2"

FIRST FLOOR

Master Bedroom	4.0m x 3.4m	13'2" x 11'4"
Bedroom 2	4.0m x 2.9m	13'2" x 9'5"

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