



**35 Newcomen Road**  
Dartmouth  
Price £479,000

*Freeborns*  
ESTATE AGENTS

'At Last', has one of the finest vistas in Dartmouth! The views are truly spectacular, over the river towards Dartmouth Castle. This is the reason why people come to Dartmouth, whether permanently or on holiday. You can't help but be impressed, when upon arrival you relax in the bay window and let the magic of Dartmouth work its wonders on you. This delightful Grade II listed period townhouse is in immaculate condition, with pride of ownership reflected throughout. It is set in a prime location within an easy stroll of all the wonderful amenities Dartmouth has to offer, both ancient and modern, (local restaurants and shops are just a few minutes' walk away).



# 35 Newcomen Road, Dartmouth, TQ6 9BN

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

- Grade II listed townhouse
- 3 bedrooms
- Principal bedroom is spacious with an ensuite
- Excellent Dartmouth River views
- Character dwelling
- Spacious sitting/dining room, great for entertaining
- Beautifully presented and tastefully decorated
- Flexible accommodation over 4 floors

## OWNERS COMMENTS:

'At Last' has been our holiday home and Dartmouth retreat since 2019. We also rent it out during the summer and at other times (Christmas and New Year have been popular) - feedback from AirBNB guests has been unanimously positive with a current rating 4.98. The house has got the sort of character that you would expect from a Grade II listed property. It has four floors with traditional rope rails on the staircases. Since being there we have decorated throughout to make the house look bright and attractive.

There's a wonderful view up the river to the sea from the lounge bay window (great to sit there with a G&T and watch the world go by) and a glorious view across to Kingswear and up and down the river from the second-floor bedroom. It's wonderful to wake up in the morning and see the sunrise and look out on the river to see the boats and the ferries.

We've loved our time at Dartmouth and will be sorry to leave. Everything is so convenient: it's only a 5-minute walk into town (so many lovely shops and restaurants), and just 2 minutes down the path to Bayards Cove Inn and the Dartmouth Arms. When it's warmer, we go to Castle Bay to swim (20-minute walk) or go kayaking on the river. There are also so many wonderful places to visit nearby - our favourites are Dartmoor, Coleton Fishacre National Trust and Mattiscombe Sands at Start Point.

## SERVICES:

Electricity, gas, water and drainage are connected.

## COUNCIL TAX BAND:

The property is currently on business rates.

## BUSINESS RATES

Rateable Value £4,800

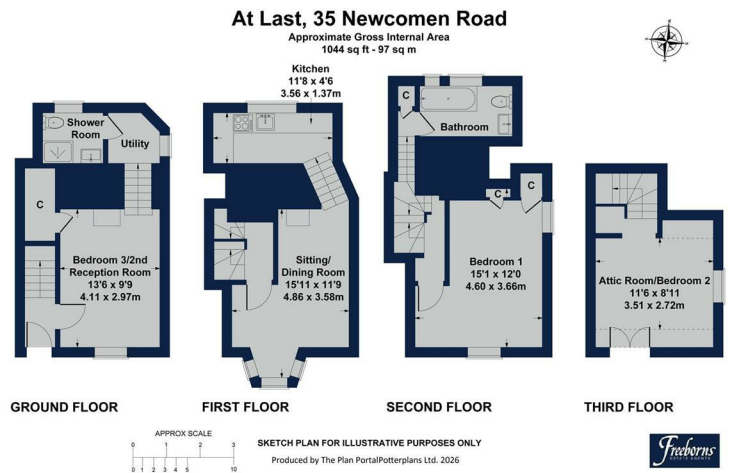
## LOCAL AUTHORITY

South Hams District Council

## EPC: E

## 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.



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