



16, Fairview Road, Dartmouth, Devon, TQ6 9EN



Totnes 13 miles Plymouth 30 miles Exeter  
40 miles

A charming home with open-plan living,  
three double bedrooms with stunning  
countryside and river Dart views with  
south-facing entertaining spaces and  
garage.

- No onward chain
- South facing
- Garage
- Short walk into town
- Wonderful far-reaching views
- 3 double bedrooms
- Freehold
- EPC E / Council tax E

Guide Price £475,000

#### SITUATION

Nestled where the River Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobbled streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. The deep-water harbour serves as a magnet for sailing enthusiasts worldwide, while the stunning Devon coastline lies just moments away. Dartmouth's location offers the perfect balance of coastal tranquillity and accessibility. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington, making this charming riverside haven surprisingly accessible.

#### DESCRIPTION

Fairview Road is a popular, quiet residential area yet is conveniently situated for easy access to the town centre and River Dart. The town centre is less than a 10 minute walk away so the property is well positioned for easy access to all of the amenities on offer and the beautiful River Dart. Being close to the town centre makes this a wonderful main home for those working nearby or an ideal second home due to being able to lock up and leave and the location which is ideal for exploring the surrounding coast and countryside. 16 Fairview Road is a charming home offering beautifully flowing open-plan living featuring a well-appointed kitchen and generous dining area, complemented by a cosy sitting room. The first floor comprises three double bedrooms, two with spectacular views and a family bathroom. Outside, the property boasts exceptional tiered gardens with a private gravel terrace, sizeable rear deck, plus a garage accessible from Lower Fairview Road.

#### ACCOMMODATION

Step through the front door into a beautifully flowing open-plan living space, where warm pine floorboards create a seamless connection throughout. The heart of the home is the well-appointed kitchen, thoughtfully designed with contemporary floor and wall units and space for essential appliances including a range cooker, dishwasher, washing machine, tumble dryer, and fridge/freezer. The expansive dining area comfortably accommodates a large family table, creating the perfect setting for gatherings and entertaining. French doors frame the transition to a delightful south-facing decked terrace – ideal for morning coffee or evening drinks while soaking up the natural light. During colder months, the charming wood-burning stove becomes a captivating focal point, filling the space with warmth and ambiance. Adjacent lies the sitting room, where a characterful bay window floods the space with light and a stunning feature fireplace, flanked by built-in shelving, creates an inviting retreat for quieter moments. The ground floor is

completed by a contemporary shower room, featuring a shower, WC, wash basin, and heated towel rail.

Ascending to the first floor reveals three generously proportioned bedrooms, each thoughtfully sized to accommodate double beds with ease. The principal bedrooms - one and two are particularly striking, each enhanced by elegant decorative fireplaces that add period charm and character. These rooms are blessed with spectacular far-reaching vistas that sweep across the town's rooftops, roll over the surrounding countryside, and capture view of the meandering river Dart below. Completing the first floor accommodation is a well-appointed family bathroom, featuring a luxurious freestanding bath along with a WC and wash basin. Practical storage is provided by a discrete cupboard that neatly houses the efficient Worcester boiler and hot water cylinder,

#### OUTSIDE

From Fairview Road, steps descend to a private entrance terrace, laid with gravel and thoughtfully bordered by mature shrubs that provide natural screening and year-round interest. The rear garden offers a sizeable decked terrace that flows seamlessly from the living space, creating an idyllic setting for alfresco dining and outdoor entertaining while basking in the desirable sunny southerly orientation. Beyond this, the garden unfolds in thoughtfully designed tiers, where a meandering pathway winds through vibrant, well-stocked flower beds bursting with colour and character leading to a lower terrace and garden area. Practical needs are met by a garage with convenient access from Lower Fairview Road, ensuring parking and storage are both secure and easily accessible.

#### TENURE

Freehold.

#### SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

From Stags Dartmouth office in Duke Street proceed towards Victoria Road and continue up the hill, following the bend around to the right. A short while further up Victoria Road, take the first right hand turning into Fairview Road. The property will be found a short distance on the right hand side.



**Ground Floor**

- Entrance Hall
- Sitting Room: 4.84 x 2.95 (15'11" x 9'8")
- Kitchen / Dining Room: 5.32 x 2.85 (17'5" x 9'4")
- 3.88 x 3.82 (12'9" x 12'6")

**First Floor**

- Bedroom 1: 4.25 x 2.91 (13'11" x 9'7")
- Bedroom 2: 3.92 x 2.92 (12'10" x 9'7")
- Bedroom 3: 3.03 x 3.03 (9'11" x 9'11")

**Garage**  
5.00 x 3.10 (16'5" x 10'2")

**Approximate Gross Internal Area**  
 87.8 sq m / 945.2 sq ft  
 Garage = 15.5 sq m / 167 sq ft  
 Total = 103.3 sq m / 1112.2 sq ft

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228600)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(35-54) F	(2-47) G	
Net energy efficient - higher savings costs		EU DIRECTIVE 2002/91/EC	
England & Wales		80	49

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