

TREETOPS, SEYMOUR DRIVE
DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



TREETOPS, 63 SEYMOUR DRIVE

Enjoying an elevated position on the edge of town, this five-bedroom detached home offers an excellent balance of convenience and tranquillity. Boasting beautiful countryside views, the property is within walking distance of primary and secondary schools, supermarkets, the leisure centre and a bus route, while enjoying a peaceful setting away from the bustle of the town centre.

Offering generous accommodation throughout, the property would now benefit from some updating, presenting an exciting opportunity to create a wonderful family home in a highly convenient location.

You enter on the middle floor into a spacious entrance hallway, where you begin to see the countryside outlook. This level also provides a cloakroom and internal access to the garage. The main living room is an impressive space, featuring a comfortable seating area and a fireplace with surround, creating an attractive focal point. Doors open onto a decked balcony, perfectly positioned to take in the beautiful surrounding views.

Stairs lead down to the ground floor, where there is a generous kitchen opening through to the dining room, creating an excellent family and entertaining space. The kitchen is fitted with a good range of wall and base units, integrated appliances, and enjoys views over the rear garden. A separate utility room provides additional practicality.

Double doors from the dining area open directly onto a paved terrace — an ideal setting for morning coffee, alfresco dining, or evening drinks while enjoying the surrounding scenery.

Also on this floor is a particularly useful home office/study and a double bedroom with en suite facilities, offering flexibility for guests or multi-generational living.

The second floor provides four further bedrooms. The principal bedroom suite enjoys lovely countryside views, built-in storage, and an en suite bathroom. Three additional bedrooms are served by a family bathroom featuring both a bath and separate shower cubicle.

Outside, the front of the property offers driveway parking, a garage, and a low-maintenance gravelled garden. The established rear garden is a particular highlight, featuring mature planting, a paved dining terrace, and delightful views across the surrounding countryside.

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

- Elevated edge-of-town position with beautiful countryside views
- Spacious five-bedroom detached family home
- Generous accommodation arranged over three floors
- Large living room with feature fireplace and decked balcony
- Kitchen opening to dining room with separate utility room
- Home office/study and ground floor en suite bedroom
- Main bedroom with countryside views and en suite bathroom
- Established rear garden with terrace and mature planting
- Garage, driveway parking, and convenient access to schools, leisure centre, bus route and local amenities





PROPERTY DETAILS

Property Address

Treetops, 63 Seymour Drive, Dartmouth, Devon, TQ6 9GE

Mileages

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

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Current: B Potential: B

Council Tax Band

E

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

Proceed out of Dartmouth passing the naval college towards Totnes. Take the right hand turning opposite the BP Garage in to Seymour Drive and the property will be found on the left hand side.

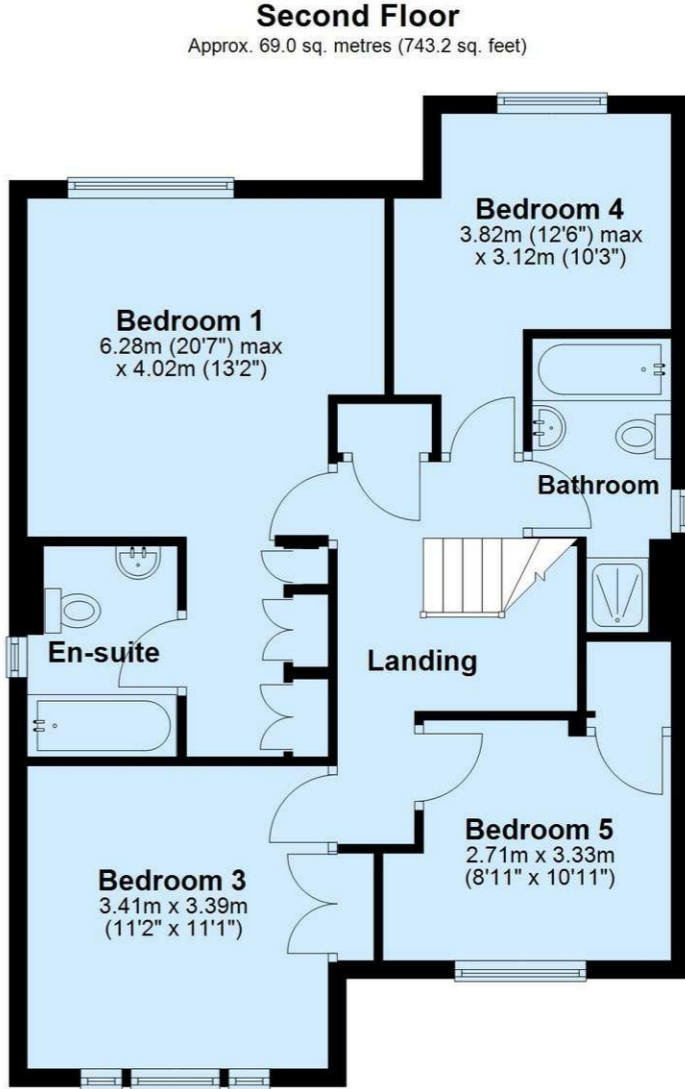
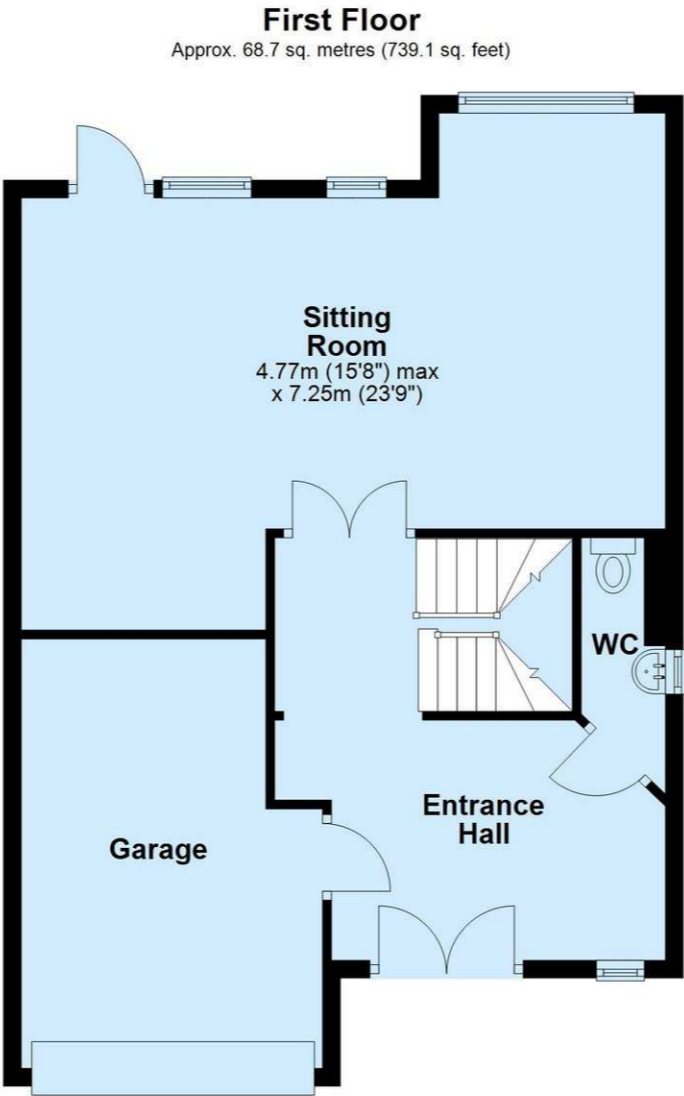
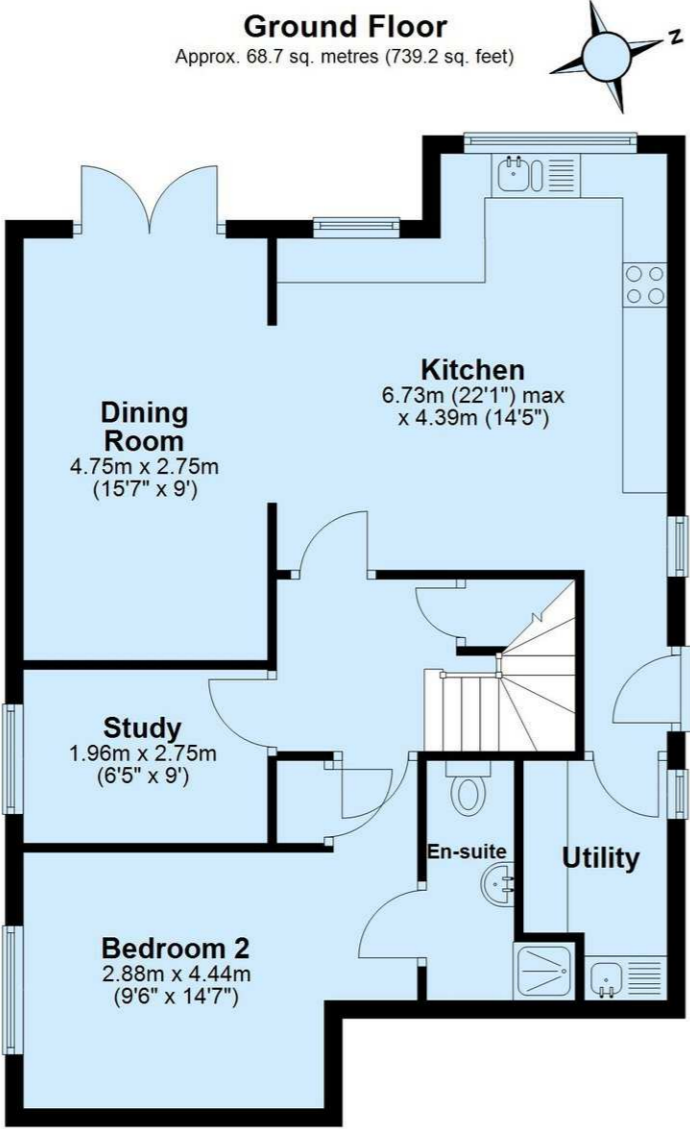
Viewing

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



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FLOOR PLAN



Total area: approx. 206.4 sq. metres (2221.5 sq. feet)



MARCHAND PETIT

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