





#### 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. 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.

#### DESCRIPTION

Located on the charming and popular South Ford Road, just a short distance from Dartmouth's town centre and the banks of the River Dart, this characterful three-bedroom period home offers flexible living accommodation arranged over three levels. While in need of refurbishment throughout, the property retains delightful period features and bright, well-proportioned rooms that showcase wonderful views across Dartmouth. The sociable kitchen/dining room sits at the heart of the home, while the versatile lower ground floor with independent access could be an additional third bedroom or studio. With easy access to all town centre amenities and perfectly positioned for exploring the stunning South Devon coast and countryside, this property presents an excellent opportunity for buyers to create their ideal home, whether as a full-time residence or coastal retreat. The real jewel is the beautifully landscaped rear garden, arranged around four mature Magnolia trees, with terraced seating areas and established planting providing a peaceful, private outdoor sanctuary.

#### ACCOMMODATION

Step through the front door into a generously proportioned entrance hall, thoughtfully designed with ample space for everyday storage and a convenient under-stairs cupboard. From here, discover the bright and inviting sitting room, where a large window frames wonderful views across Dartmouth. Period features including elegant ceiling cornicing and a characterful stone fireplace add charm and distinction to this welcoming reception room. Adjacent to the sitting room, separated by an attractive glazed partition, lies the impressive kitchen/dining room – the true heart of this home. This sociable, open-plan space is ideal for both family life and entertaining. The kitchen offers excellent storage and accommodates essential appliances including space for an electric oven and fridge/freezer, while the dining area is enhanced by a striking stone fireplace. A concealed staircase provides optional internal access to the lower ground floor.

An elegant turned staircase, lit by a generous window, leads to the first-floor landing. Here you'll find two well-proportioned double bedrooms, both with space for substantial furniture.

Totnes 13 miles Kingsbridge 14 miles  
Exeter 40 miles

A characterful 3 bedroom period home in need of refurbishment throughout, ideally positioned just moments from the town centre and River Dart.

- 3 double bedrooms
- Beautiful mature gardens
- Short distance to town centre
- Character features
- In need of refurbishment
- Wonderful town views
- Freehold
- EPC band: E
- Council Tax band: D

The principal bedroom enjoys far-reaching views over Dartmouth's rooftops. A family bathroom with bath and overhead shower, complemented by a separate WC, completes this floor.

The lower ground floor offers versatile additional living space – currently a bedroom or studio – with independent external access and its own garden entrance. Internal access via the kitchen staircase can be reinstated if desired. This flexible room includes built-in storage, a utility area with space and plumbing for laundry appliances and a WC with basin.

#### OUTSIDE

The rear garden is a true sanctuary, beautifully landscaped around four magnificent mature Magnolia trees that provide seasonal colour and natural privacy. A spacious terrace adjoins the property, perfect for outdoor dining and relaxation, while charming stone steps meander through the garden, revealing secluded seating areas and two useful storage sheds. Thoughtfully planted with established shrubs, the garden offers visual interest throughout the seasons.

#### TENURE

Freehold.

#### SERVICES

Mains electricity, water and drainage. Electric radiators throughout.

#### 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.

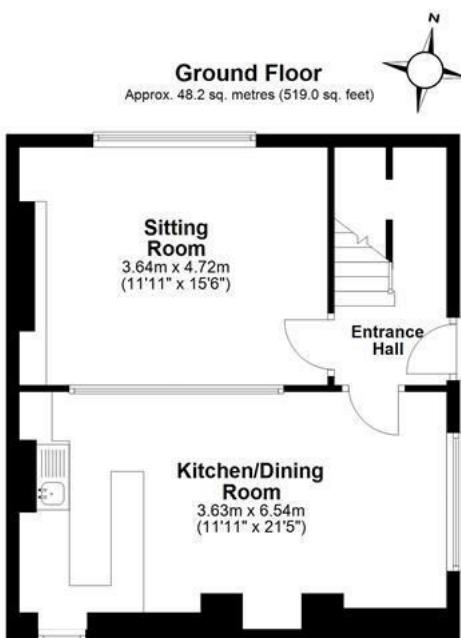
#### DIRECTIONS

From Stags Dartmouth office proceed (on foot) towards Victoria Road and take the next left in to Anzac Street. Continue uphill, passing St Saviours Church on your left, take Smith Street steps and turn right in to Smith Street which at the fork in the road becomes South Ford Road. Proceed along South Ford Road for a short distance where you will find the property on the right hand side.

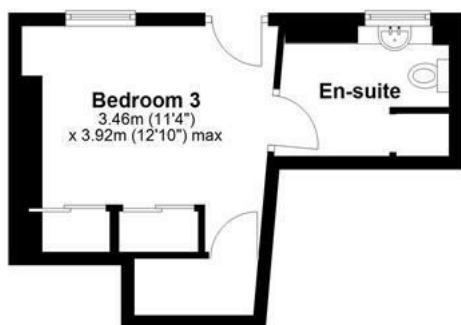
Guide Price £375,000



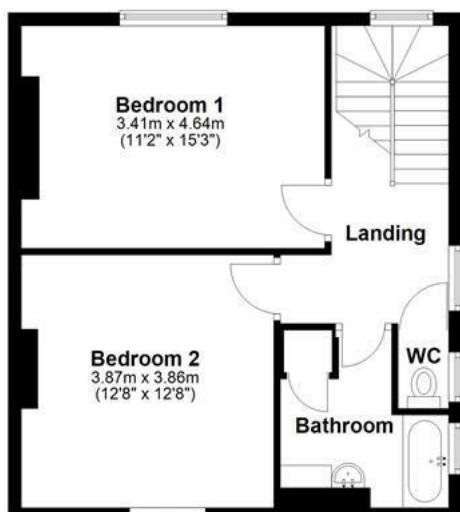
**Ground Floor**  
Approx. 48.2 sq. metres (519.0 sq. feet)



**Lower Ground Floor**  
Approx. 20.2 sq. metres (218.0 sq. feet)

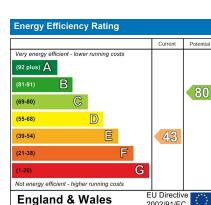


**First Floor**  
Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 116.7 sq. metres (1255.9 sq. feet)

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.



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