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Elm Grove



#### 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

Elm Grove is a charming semi-detached Georgian residence offering versatile living accommodation over two floors, currently operating as a successful holiday let whilst equally appealing as a main residence. The ground floor features a welcoming sitting room with French doors and feature fireplace, a spacious kitchen/dining room perfect for entertaining, plus a useful utility room and shower room. Upstairs, three double bedrooms include a principal suite with dressing area and ensuite, complemented by a stylish family bathroom. Outside, enjoy private parking, a low-maintenance front garden, and a generous decked terrace with far-reaching views over the town – an ideal spot for al fresco dining and relaxation.

#### ACCOMMODATION

Step through the front door into a warm and welcoming entrance hall, where wooden flooring flows seamlessly towards the sitting room and a practical understairs cupboard provides useful storage. The inviting sitting room features elegant French doors opening to the front, complemented by an attractive fireplace with alcove recesses on either side and decorative ceiling cornicing. Adjacent to the sitting room lies the generously proportioned kitchen/dining room, the true heart of this home. French doors flood the space with natural light and open to the front of the property.

creating a wonderful entertaining space. The kitchen and dining areas are thoughtfully separated by a breakfast bar, perfect for casual dining. The kitchen boasts a range of storage units set beneath and above classic granite worktops, with space for a range cooker and American-style fridge/freezer, plus an integrated dishwasher. A practical utility room, conveniently accessed from both the entrance hall and kitchen, features tiled flooring and offers additional storage alongside space for laundry appliances and the gas-fired boiler. Adjacent to this is a fully tiled ground floor shower room, complete with walk-in shower, WC, wash hand basin and heated towel rail.

An elegant staircase with contemporary glass panelling rises to the first floor landing, where a Velux window bathes the space in natural light. To the front are two double bedrooms, both featuring traditional sash windows and fitted wardrobes. The impressive principal suite spans the rear of the property and includes a dressing area plus a sleek ensuite shower room with shower, WC and wash hand basin. The first floor is completed by a beautifully appointed family bathroom featuring a bath with overhead shower, WC, wash hand basin and heated towel rail.

#### OUTSIDE

The property benefits from private off-road parking for one to two vehicles, accessed directly from Victoria Road. Steps rise to a winding pathway through the low-maintenance front garden, where a lawn area is framed by mature shrubs and trees. To the side of the property, steps lead up to a generous, recently installed decked terrace – the perfect vantage point to admire far-reaching views over the town while enjoying the late afternoon and evening sunshine, ideal for entertaining family and friends.

#### 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](mailto:customer.services@southhams.gov.uk).

#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and you will find the property on the left hand side.

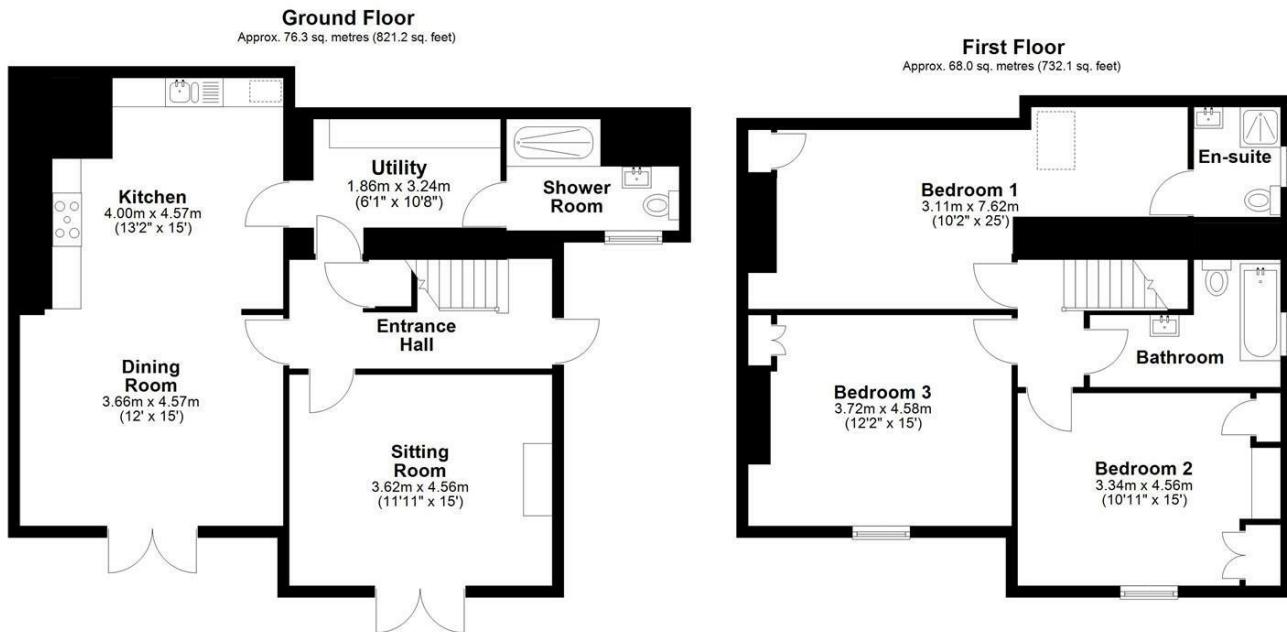
Totnes 13 miles Plymouth 30 miles Exeter 41 miles

A charming semi-detached Georgian house currently operating as a successful holiday let whilst equally appealing as a stylish main residence with far-reaching views, parking and low maintenance garden and decking.

- 3 Bedrooms
- 3 Bath / shower rooms
- Parking
- Beautifully presented
- Period features
- Spacious accommodation
- Elevated terrace with views
- Short walk into town
- Freehold
- EPC E / Council tax E

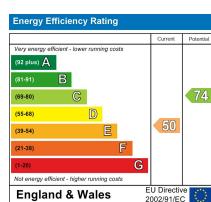
Guide Price £650,000





Total area: approx. 144.3 sq. metres (1553.3 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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