



9 Broadstone



STAGS

9 Broadstone

Dartmouth, Devon TQ6 9NR

A spacious mid-terraced town house, with flexible accommodation, on a level walk to the town with garage parking and a courtyard.

- Spacious town house with flexible accommodation
- Four bedrooms
- Possible ground floor annexe/apartment
- Courtyard
- Open-plan living
- Two bathrooms
- Garage
- No onward chain

Guide Price £550,000

SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its world famous Royal Regatta and Naval College, Dartmouth is steeped in history and its architecture is unique to the town.

Dartmouth appeals for its variety of recreational activities on offer along its embankment and with its dynamic range of modern and quirky shops, galleries and restaurants; it offers a quality of life like no other. With over 20 events each year within the area, Dartmouth offers something for everyone.

DESCRIPTION

A mid-terrace, four storey property situated close to the centre of Dartmouth, with a level access walk into town and benefits from a single garage attached. Offering flexible accommodation throughout, including potential to create a separate annexe/apartment on the ground floor.



ACCOMODATION

Entering into the property from the ground floor, you are greeted with available space for separate accommodation, consisting of a kitchen, bedroom/living room and bathroom. To the end of the ground hallway, a doorway leads you up the stairs to the main living space of the property. The open-plan living space is spacious and light with dining space, sitting and kitchen. The kitchen is equipped with good range of units, electric oven and hob. Further through you will find a bathroom, with substantial size shower and large storage cupboard. On the second floor, three double bedrooms and a single bedroom provide generous accommodation and are joined with a large family bathroom. A sizable loft room can be found on the top floor, which provides excellent storage space with views overlooking the town and towards Kingswear.

OUTSIDE

Patio courtyard to the rear with space for alfresco dining and outdoor furniture. Steps down to the back door of the property and side access through a gate onto St P steps. Please note there is a right of access across the courtyard to the neighbouring property.

TENURE

Freehold

SERVICES

Mains electric, water and drainage. Gas central heating.

LOCAL AUTHORITY

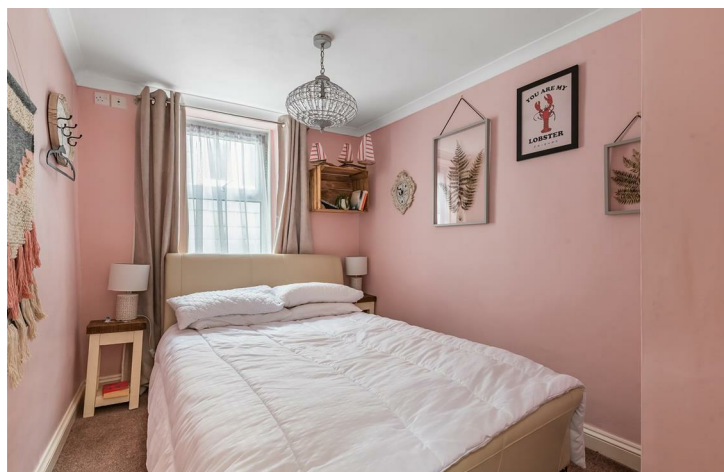
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

DIRECTIONS

From our office on Duke Street, head towards the boat float in the centre of town. When you reach the junction, turn left and follow the road towards the George and Dragon Pub. Continue down Zion Pl to the left of the pub and shortly after, No.9 is on the left directly in front of you.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Dartmouth office. Tel: 01803 835336.



These particulars are a guide only and should not be relied upon for any purpose.



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

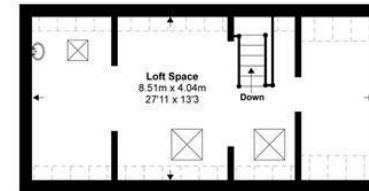
dartmouth@stags.co.uk

01803 835336

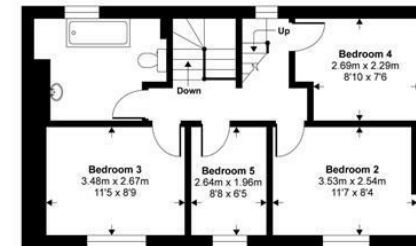
Denotes restricted
head height

Approximate Area = 1706 sq ft / 158.4 sq m
Limited Use Area(s) = 73 sq ft / 6.8 sq m
Total = 1779 sq ft / 165.2 sq m

For identification only - Not to scale



Third Floor



Second Floor



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 773393.



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London