



29 Churchfields



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Dartmouth, Devon TQ6 9HJ

Situated in the highly desirable Churchfields this elevated property really makes the most of its wonderful surroundings and magnificent views over the surrounding countryside, over the town and across the River Dart. This detached property has three double bedrooms, the master is en-suite, a spacious and light open-plan living room, fitted kitchen and an easy to maintain terraced garden.

- River Dart and countryside views
- Detached property
- Three double bedrooms, master en-suite
- Balcony and easy to maintain terraced garden
- No onward chain

Offers In Excess Of £550,000

SITUATION

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

Dartmouth appeals due to the variety of recreational activities available along its embankment. The dynamic range of independent shops, galleries and eateries which all combine to offer a lovely quality of life.

DESCRIPTION

A detached property, set within an elevated position within the popular Churchfields area of Dartmouth benefiting from wonderful views across the surrounding countryside, the town and the River Dart.



ACCOMMODATION

Entering into the inviting hallway, door to the right provides access to the kitchen, fitted with a good range of modern wall and base units, sink with drainer, space for fridge and cooker. Door to the side provides access to the garden. The open-plan living/dining room is at the end of the hallway and is a spacious, beautifully light room with patio doors leading out onto the balcony, a superb spot to sit and enjoy the wonderful views. The master, en-suite bedroom is also on this level. Stairs lead down to two further double bedrooms enjoying lovely views and the family bathroom complete with bath with shower over, WC and pedestal wash hand basin.

OUTSIDE

The front of the property provides terraced borders, along with a sloped driveway down to the store (half garage). To the side there is a very useful undercroft secure storage area. To the rear there is a terraced garden, laid to lawn for ease of maintenance providing great space for entertaining and enjoying the wonderful views.

SERVICES

All mains services are connected, with gas central heating.

LOCAL AUTHORITY

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

DIRECTIONS


From Stags Office proceed left up Victoria Road until College Way. Turn left and take first turning on the left into Church Road and Churchfields is the second turning on the right. The property will be found on the right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please with Stags, Dartmouth office. Tel: 01803 835536.





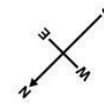
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		45
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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



Approximate Area = 1092 sq ft / 101.4 sq m (includes garage)
Outbuilding = 121 sq ft / 11.2 sq m
Total = 1213 sq ft / 112.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 790828



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