



19 Churchfields





# 19 Churchfields

, Dartmouth, Devon TQ6 9HJ

Kingsbridge 14 miles, Totnes 14 miles, Exeter 43 miles

An exceptionally well-appointed, detached family home with landscaped gardens and stunning views of the River Dart.

- An exceptionally well-decorated property
- Large sitting room
- Recently fitted kitchen and breakfast room
- Well landscaped gardens
- Freehold
- Integral garage
- Balcony with tremendous far-reaching views
- 3 Bedrooms, en-suite shower room and family bathroom
- Council Tax Band E

Guide Price £650,000

## 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 in Churchfields with a commanding view over the River Dart and towards Kingswear. The house, which was built in the 1970s is presented in good condition throughout and was enhanced by the current vendors with an extension to the side.





## ACCOMMODATION

From the private parking area, a flight of steps leads up to the covered entranceway with door into the hall with doors to a useful storage cupboard and door into the sitting room with an attractive fireplace with a gas fire, laminate floor, pair of sliding patio doors out into a covered balcony, with a glass and stainless steel balustrade, providing stunning views over the hills to the other side of Dartmouth town, the Dart and across to Kingswear. From the sitting room a pair of glazed double doors lead through to the kitchen/breakfast room, which has a modern kitchen unit with a range of base and eye-level kitchen units incorporating a 1½ bowl sink, breakfast bar with seating for two behind.

The kitchen includes a Siemens fan-assisted double oven, Siemens 4-ring gas burner hob with extractor over and an integrated Bosch dishwasher and integrated Siemens fridge/freezer, with soft close pan drawers and a large window over the breakfast end to admire the views. There is a door from the kitchen to outside.

From the entrance hall there is a door to bedroom 1 with a pair of double built-in wardrobes with a large window overlooking the landscaped garden area to the rear and a door through to the en-suite shower room with a large walk-in shower with a Mira Sport shower unit. Door to family bathroom with a tiled floor and corner shower, bath and built-in vanity unit around the WC and wash hand basin. Bedroom 2, currently used as a study has a large storage cupboard with two doors through to the extension of the house providing a utility room with a range of base and eye-level kitchen units and space and plumbing for a washing machine and further freezer storage. Door to bedroom 3 (double).

Below the property is an integral single garage with electric door and the location of the gas-fired boiler.

## OUTSIDE

The property is complemented by a very attractive landscaped garden with areas of decking and an elevated patio seating area to enjoy the last of the evening sun. Above which there is a low stone wall with a number of well-planted borders and a path leading up to small lawned area and a further paved seating area with a timber garden shed at the back. There is a useful concealed area for garden storage.

## SERVICES

Mains gas-fired central heating. Mains water, electricity and drainage.

## VIEWING

Strictly by prior appointment with Stags Dartmouth property office on 01803 835336

## 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 left. Number 19 will be found on the right hand side.





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

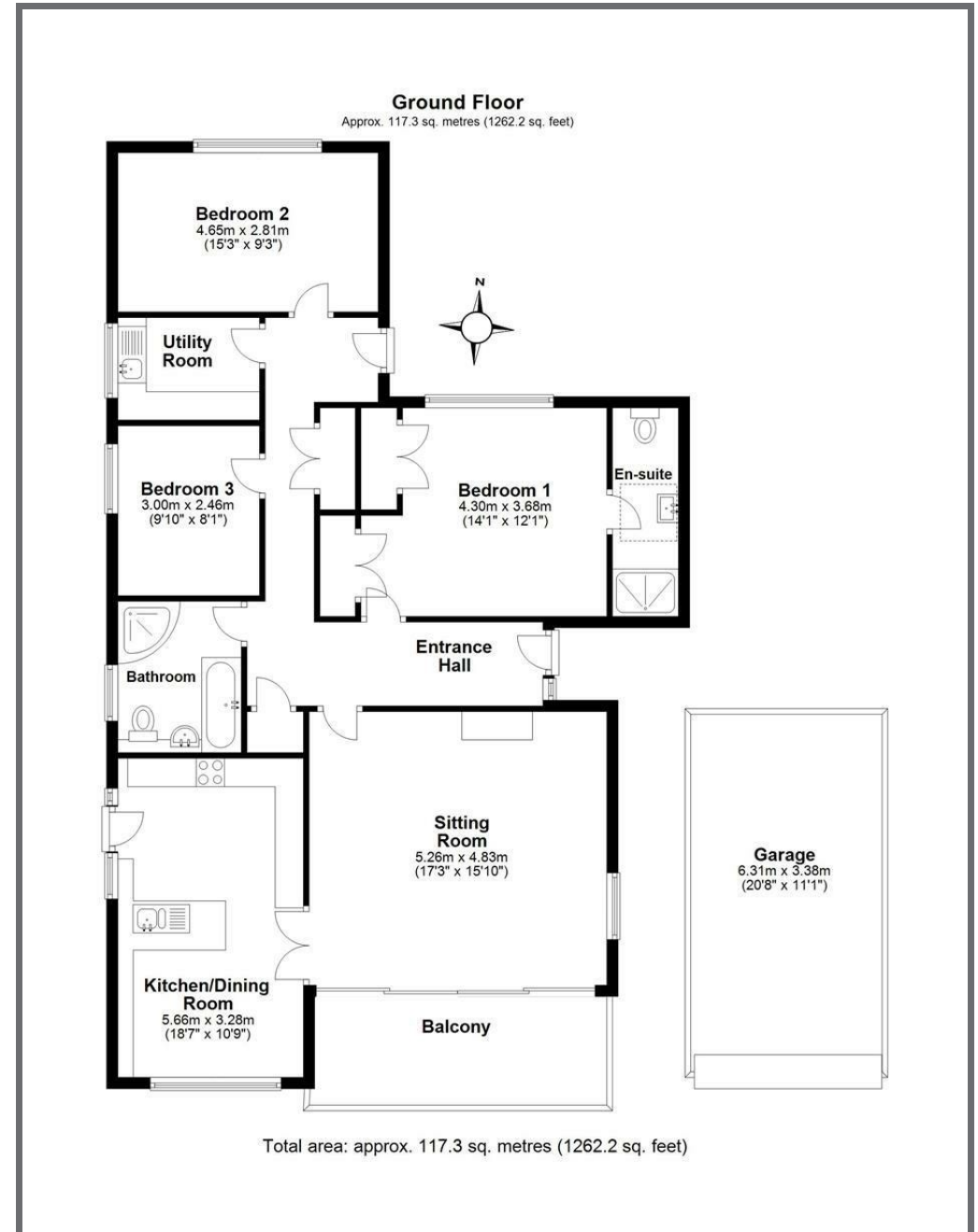


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>64</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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