



18 Mount Boone Way





# 18 Mount Boone Way

Dartmouth, Devon TQ6 9PL

Totnes 14.5 miles, Kingsbridge 15.5 miles, A38 20 miles

A well-presented 4 bedroom, 2 bathroom detached property with a double garage and ample off-road parking for a boat and several vehicles.

- Detached Property
- 2 Bathrooms
- Ample Parking
- Freehold
- 4 Bedrooms
- No Onward Chain
- Detached Double Garage
- EPC C / Council Tax F

## Guide Price £490,000

### 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 famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

### DESCRIPTION

18 Mount Boone Way is a detached 4-bedroom 2-bathroom property that sits on an elevated, extensive corner plot cul-de-sac position. The property benefits from generous accommodation as well as a detached double garage with excellent roof height & power.





## ACCOMMODATION

The property is approached via the main entrance into a generous hallway with WC off to the right. The kitchen is light & airy and newly installed in 2019 fitted with a full range of cabinets, an integrated oven/grill and ceramic hob with space and plumbing for a dishwasher and fridge/freezer. There is an excellent utility room benefiting with plenty of storage, space & plumbing for a washing machine/tumble dryer. Side door to outside. Separate dining room which could be opened up into the kitchen and extended with a conservatory.

The living room is a lovely space with a dual aspect and sliding doors leading out onto the rear garden.

Upstairs there are 4 bedrooms with Bedroom 1 boasting some fantastic views over to Kingswear & The Daymark, a limestone day beacon built in 1864. En-Suite bathroom & separate family bathroom and a good-sized airing cupboard.

In summary Number 18 is a wonderfully well-proportioned property that ticks many boxed requirements for a homebuyer.

## OUTSIDE

The property enjoys a private enclosed garden with a side gate leading round from the front of the house. The garden is well-planted yet low maintenance as the property has been a 2nd home for the past 23 years. There is the addition of a detached double garage with excellent roof height, power and outside tap. Boat parking and ample parking for at least 2 vehicles.

## SERVICES

Main gas, electricity, water and drainage. Gas fired central heating.

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

## VIEWING

Strictly by appointment through our Dartmouth Stags Tel: 01803 835336.

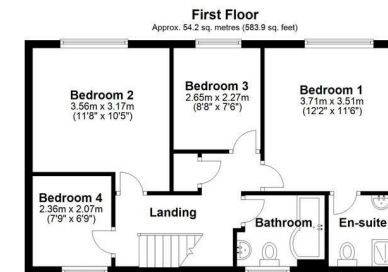
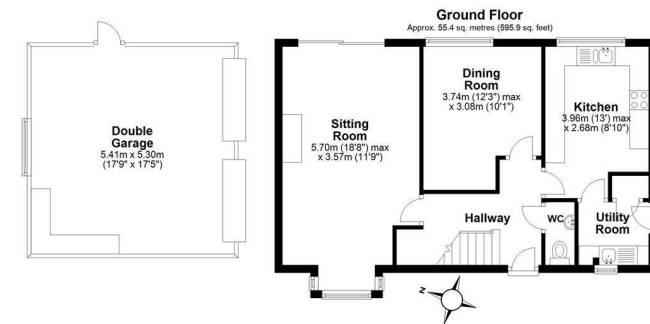
## DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and when you reach the beginning of Townstal Road, turn right onto Mount Boone and then after a short distance turn left on to Mount Boone Way. Proceed to ward the top of the hill where you will find the property on the right hand side.





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



Total area: approx. 109.6 sq. metres (1179.8 sq. feet)

Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.  
Plan produced using PlanUp.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
	79	88
England & Wales		
EU Directive 2002/91/EC		

9 Duke Street, Dartmouth,  
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London