



3 Roseville Street



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Dartmouth, Devon, TQ6 9QH

Dartmouth Town Centre. Kingsbridge 14 miles, Totnes 14 miles, Exeter 43 miles

A spacious character property in the centre of Dartmouth with excellent and well-presented accommodation which lends itself perfectly as either a delightful residence or a holiday rental property.

- Three double bedrooms
- Three bath/shower rooms
- Garage rental possible
- Well-designed kitchen
- Sizeable living area
- Courtyard garden
- Downstairs cloakroom
- Close to all amenities
- Council Tax Band D
- Freehold

Guide Price £450,000

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 all combine to offer a lovely quality of life.

DESCRIPTION

This fabulous double fronted attached cottage built circa 1840 has been tastefully modernised to a high standard and features plenty of comfortable living space, superb kitchen, three double bedrooms, three bathrooms and a courtyard garden. The current owners rent a garage which we understand can be transferred to the new owner.

For advice on the letting potential of this property please call our lettings department on 01803 833681.



ACCOMMODATION

The wood panelled front door opens to a wonderful living room with two lattice paned sash windows, a recessed log burner, and is open plan to the dining area which has fitted shelves and cabinets and to a snug area which has French doors out to the rear courtyard garden. There are floor tiles throughout the ground floor with underfloor heating. The downstairs cloakroom and utility space has a WC, basin plus space & plumbing for a washing machine. The fabulous kitchen has a series of hinged windows that can all slide back to create a wonderful sense of outdoors. There are a range of units and granite work tops with breakfast bar, integrated dish washer, superb double opening fridge and freezer, Rangemaster Toledo stove with five ring gas hob electric double oven and grill, tiled floor and integrated water filter system.

The landing is very spacious and bright with space for a study desk & chair, an airing cupboard houses the Worcester boiler for hot water and central heating. Also on the first floor is the well-appointed main bathroom and two of the double bedrooms including one with an en-suite wet-room with underfloor heating. The master suite is on the second floor and comprises a fabulous double bedroom with vaulted ceiling, wooden beams, double glazed sash window and doors to the walk-in dressing room and to the beautifully appointed en-suite wet-room with underfloor heating, frosted window, walk-in shower, WC and vanity wash basin. The property is double glazed and has gas central heating.

OUTSIDE

The rear courtyard garden which is approximately twenty feet across and fully decked can be accessed by either the French doors from the living area or from the kitchen back door. There is ample space for a barbeque and alfresco dining. Outside tap point and plenty of space for plant pots. The owners currently rent a very nearby garage annually and we understand the contract can be transferred to a new owner.

SERVICES

Mains electricity, drainage, water and gas central heating.

TENURE

Freehold

LOCAL AUTHORITY

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

DIRECTIONS

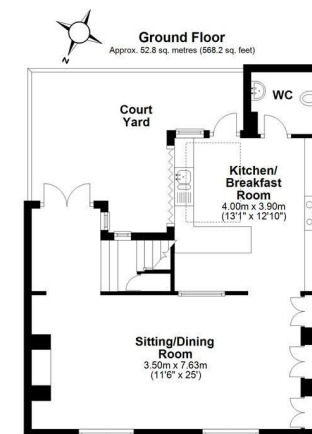
On foot from our Stags office in Duke Street, walk left towards Victoria Road and take the third turning on your right into Charles Street. Then take the first turning on the left into Roseville Street where Number 3 can be found just a few yards up on the left hand side.

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.



Total area: approx. 130.9 sq. metres (1409.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		63	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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