



Devoden

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Weeke Hill, Dartmouth, Devon, TQ6 0JT

A well-presented and spacious detached property with beautiful picturesque rural views, situated within easy reach of Dartmouth town centre and outstanding coastal paths.

- Sought after location
- Sizeable living rooms
- Outstanding views
- Solar hot water
- Freehold
- Four double bedrooms
- Large garage & parking
- Attractive sunny garden
- Useful wine cellar
- Council Tax Band F

Guide Price £850,000

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

A beautifully presented, reverse-level detached home situated in an elevated position on Weeke Hill. Devoden offers ample accommodation throughout and benefits from beautiful views overlooking the picturesque fields and rolling hills. Wonderful terraces and garden again with stunning views and plenty of places to sit and enjoy the surroundings. Garage and driveway parking for multiple vehicles.



ACCOMMODATION

An open porch and wooden panelled front door leads into a bright spacious reception hallway, which provides access to the rear garden, cloakroom and utility room. A combined sitting and dining room offers plenty of living accommodation, with sliding patio doors at each end that open to the rear garden and a balcony at the front with beautiful tranquil rural views. The kitchen has plenty of well fitted storage and work surfaces, integrated freezer, dishwasher, built in electric double oven and hob. A spacious study room can also be found next door to the kitchen, and offers even more accommodation to be used as a home office or fourth bedroom. Downstairs provides three further double bedrooms. The master has great views, an en-suite shower room and doors to a little garden room for enjoying a morning tea or coffee. The remaining two double bedrooms each have attractive rural views to the front. The family shower room is fully tiled and has a white suite with a spacious shower, toilet, bidet and wash basin.

OUTSIDE

Approximately a fifth of an acre with well-kept and cleverly landscaped grounds. To the front of the property, a driveway provides access to a large single garage with power and light plus further parking for vehicles. There is a paved area, plenty of beds for flowers and shrubs, an ornamental pond and decking from where to sit and enjoy the delightful rural scenery. A balcony from the dining room provides even more outdoor space to the front. The back garden has also been carefully landscaped and has a sunny aspect patio, perfect for alfresco dining, with steps leading up to raised lawn areas.

TENURE

Freehold

SERVICES

Solar panels provide hot water. There is an oil tank for central heating. Mains water and electricity and private drainage.

LOCAL AUTHORITY

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

DIRECTIONS

From the centre of Dartmouth turn into Newcomen Road and follow it all the way along through to Southtown and on to Warfleet Road. Continue straight on as the road goes past the Pottery on your left and Devoden will be found half a mile up Weeke Hill on your right.

VIEWING ARRANGEMENTS

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





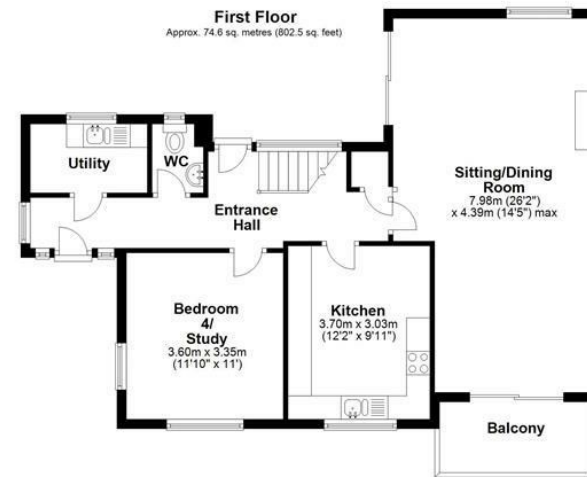
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



Total area: approx. 137.1 sq. metres (1475.5 sq. feet)



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