



**4 Orchard Terrace**  
Kingswear, Dartmouth  
£1,225 Per month

*Freeborns*  
ESTATE AGENTS

A mid-terrace 3 bedroom house with stunning views across the River Dart. The property benefits from uPVC windows, modern kitchen with integrated fridge, freezer and dishwasher, conservatory/sun room to rear with large storage area.

AVAILABLE FROM APRIL 2025.



# 4 Orchard Terrace, Kingswear, Dartmouth, TQ6 0AW

## DIRECTIONS

From Dartmouth take the lower car ferry to Kingswear on arriving in Kingswear. Follow the one way system towards to Brixham before turning right heading back towards Kingswear and continue on to Higher Contour Road you will find the property on your left hand side approximately halfway down on the left hand side.

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

**ENTRANCE HALL: 4'11" X 3'3" (1.5 X 1.0)**

Storage area for coats and shoes

**KITCHEN 14'5" X 13'5" (4.4 X 4.1)**

**LOUNGE/BEDROOM 4: 11'1" X 12'1" (3.4 X 3.7)**

**BATHROOM 7'6" X 6'2" (2.3 X 1.9)**

**SUNROOM 12'1" X 6'2" (3.7 X 1.9)**

**STAIRS RISE TO**

**BEDROOM ONE: 10'9" X 13'5" (3.30 X 4.1)**

**BEDROOM TWO: 9'2" X 7'6" (2.8 X 2.3)**

**BEDROOM 3 10'9" X 8'6" (3.3 X 2.6)**

**SHOWER ROOM 5'2" X 2'11" (1.6 X 0.9)**

## PLEASE NOTE

NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

**COUNCIL TAX BAND C**

**EPC RATING - E**

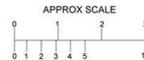
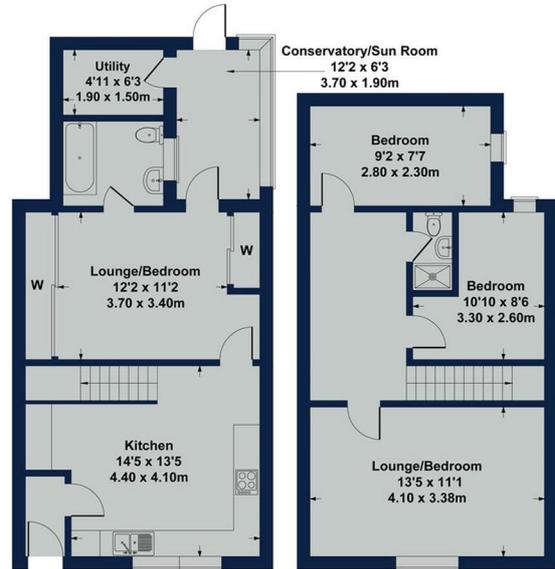
## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or

part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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Approximate Gross Internal Area  
1206 sq ft - 112 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan PortalPotterplans Ltd. 2023



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