



**5 Town Close**  
Dartmouth  
Asking price £495,000

*Freeborns*  
ESTATE AGENTS

A beautifully presented and renovated town house located within minutes walk of Dartmouth's town centre and enjoying views across the town and private driveway parking. CHAIN FREE.



# 5 Town Close, Dartmouth, TQ6 9ES

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## ENTRANCE HALL

Double glazed window to front aspect, staircase to first floor with understairs storage cupboard, radiator with radiator cover, wood laminate flooring, doors to;

## BEDROOM THREE

Double glazed windows to front aspect, radiator, wood laminate flooring.

## UTILITY ROOM

Range of fitted base storage cupboards, larder unit, worksurface unit inset single drainer stainless steel sink with mixer tap, tiled splashbacks, space and plumbing for a washing machine, wall mounted heated towel rail, shower enclosure with 'mira sport' electric shower, extractor fan, wood laminate flooring, door to;

## STORAGE ROOM

Range of fitted base cupboard units, worksurface, radiator, ceiling mounted ship light, wood laminate flooring.

## FIRST FLOOR

### LOUNGE/DINER

Double glazed window to front aspect, double glazed door to rear garden, opening to kitchen.

### KITCHEN

Double glazed window to rear aspect, modern refitted kitchen with a range of base and wall mounted cupboard and drawer units, worksurface, inset single drainer stainless steel sink with swan neck mixer tap, inset 4 ring electric induction hob, built-in stainless steel oven under, stainless steel extractor chimney hood above, space for an undercounter fridge, space for an undercounter freezer, space and plumbing for a dishwasher, tiled splashbacks, radiator, wood laminate flooring, recessed ceiling downlighters.

## SECOND FLOOR LANDING

Velux window, door to loft storage space, built-in cupboard housing 'Worcester' gas central heating boiler, doors to;

## BEDROOM ONE

Double glazed window to front aspect with rooftop views over Dartmouth Town centre and towards the River Dart and Kingswear, radiator, recessed storage cupboard with shelving and a radiator, recessed storage cupboard with shelving and a radiator, recessed wardrobe with mirror fronted sliding doors, wood laminate flooring.

## SHOWER ROOM

Double glazed frosted window to rear aspect, walk-in shower with rainfall shower, built-in vanity cupboard with worksurface, inset wash hand basin with mixer tap, hidden cistern, WC, wall-mounted chrome heated towel rail, recessed ceiling downlighters, extractor fan, wood laminate flooring.

## REAR GARDEN

Courtyard Garden, Raised planting boarder, patio, side gate to side access and steps up to further garden area with decking and rooftop views.

## FRONT GARDEN:

Private driveway, planting box with established plants.

## COUNCIL TAX BAND: E

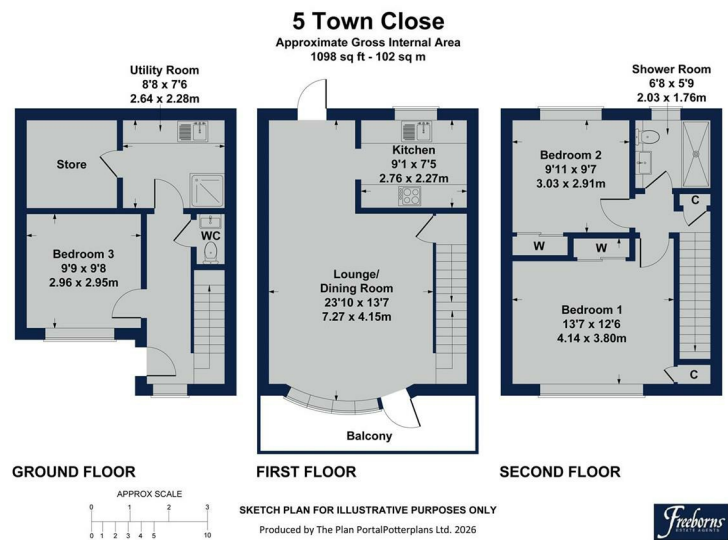
## EPC: E

## LOCAL AUTHORITY

South Hams District Council

## 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.



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

*Freeborns*  
ESTATE AGENTS

