



7 Woodbury Rise
Dartmouth
£295,000

Freeborns
ESTATE AGENTS

A modern two bedroom home recently built by Baker Estates and benefitting from having its own private driveway and garage. Offered for sale with no ongoing chain.



7 Woodbury Rise, Dartmouth, TQ6 0FR

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Radiator, staircase to first floor with understairs storage cupboard housing electrical fuse box, doors to;

LOUNGE/DINER:

Double glazed French doors and double glazed window to rear, radiator.

KITCHEN

Double glazed window to front, range of modern fitted base and wall mounted cupboard and drawer units, worksurface with inset 1 1/2 bowl stainless steel sink with swan neck mixer tap, inset 4 ring electric induction hob, stainless steel extractor chimney hood above, built-in stainless steel oven, integrated fridge and freezer, space and plumbing for a dishwasher, radiator, recessed ceiling downlighters.

SEPARATE WC

Close coupled WC, corner wash hand basin, radiator, extractor fan.

FIRST FLOOR LANDING

Loft access hatch, built-in cupboard housing the "Worcester" gas central heating boiler, doors to;

BEDROOM ONE

Double glazed windows to rear aspect, radiator.

BEDROOM TWO

Double glazed windows to front aspect, radiator.

BATHROOM

Modern fitted white suite comprising a panelled bath with shower over, wash hand basin, hidden cistern WC, wall mounted heated towel rail, part tiled walls, recessed ceiling downlighters.

REAR GARDEN

Patio area, lawned garden, side access through to the front driveway, rear door access to the garage.

FRONT GARDEN

Pathway to front door, private driveway parking leading to the garage.

SINGLE GARAGE

Attached garage with up and over door, rear double glazed door access, power and light.



GROUND FLOOR

Kitchen	3.2m x 1.9m	10'7" x 6'4"
Living Room/Dining	5.4m x 4.0m	17'7" x 13'2"



FIRST FLOOR

Master Bedroom	4.0m x 3.4m	13'2" x 11'4"
Bedroom 2	4.0m x 2.9m	13'2" x 9'5"

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