

10 Ridge Hill

Dartmouth

Price £590,000

Freeborns ESTATE AGENTS

A 3-bedroom, 3-story town home with gardens and panoramic River Dart and Naval College views, located a short walk from Dartmouth Town Centre.





10 Ridge Hill, Dartmouth, Devon, TQ6 9PE

(The accommodation comprises: All measurements approx.)

Ground Floor

Entrance Hall:
Original tiled floor, cupboard containing the fuse box and electricity meter, decorative glazed door to:

Hallway:
Radiator.

Lounge:
Fireplace, walk-in bay window, radiator.

Dining Room:
Multiple storage cupboards, gas fireplace, radiator, steps down to:

Kitchen:

A range of oak-effect base and eye-level units with laminate worktops. Integrated double gas oven and hob with hood over, stainless steel sink and drainer with mixer tap, integrated under-counter fridge and freezer. Sliding patio doors to rear garden.

Utility Room:
Belfast style sink with wooden drainer, space and plumbing for washing machine, 'Worcester' Combination gas boiler providing domestic hot water and central heating.

Cloakroom / WC:
Low-level WC, pedestal wash hand basin, extractor fan, radiator.

1st Floor

Bedroom 1:
Feature glazed wall with large opening central windows overlooking the River Dart, Coronation Park, and Britannia Royal Naval College. Sloping ceilings, radiator, steps to:

En-suite:
Integrated base and eye-level storage with inset WC and wash hand basin. Shower cubicle with mixer shower, chrome ladder-style heated towel rail, extractor fan, sun tunnel.

Bedroom 2:
Under-stairs storage cupboard, 2 x sash windows to front.

Shower Room:
3-piece suite comprising of low-level WC, pedestal wash hand basin, and shower cubicle with mixer shower. Chrome ladder-style heated towel rail, extractor fan, storage cupboard.

2nd Floor

Bedroom 3:
(Some restricted head height). Access to eaves storage. Window to front with River Dart views; window to rear with River Dart, Coronation Park, and Naval College views.

Outside
To the rear: A terraced garden with a patio section and shed, benefitting from fantastic views and power.
To the front: A brick path leading from the road and decorative planted beds.

Parking: While there is currently no parking, both neighbouring properties have created parking in their front gardens and this may be possible subject to the necessary consents.

Services:
Mains electricity, gas, water, and drainage are connected.

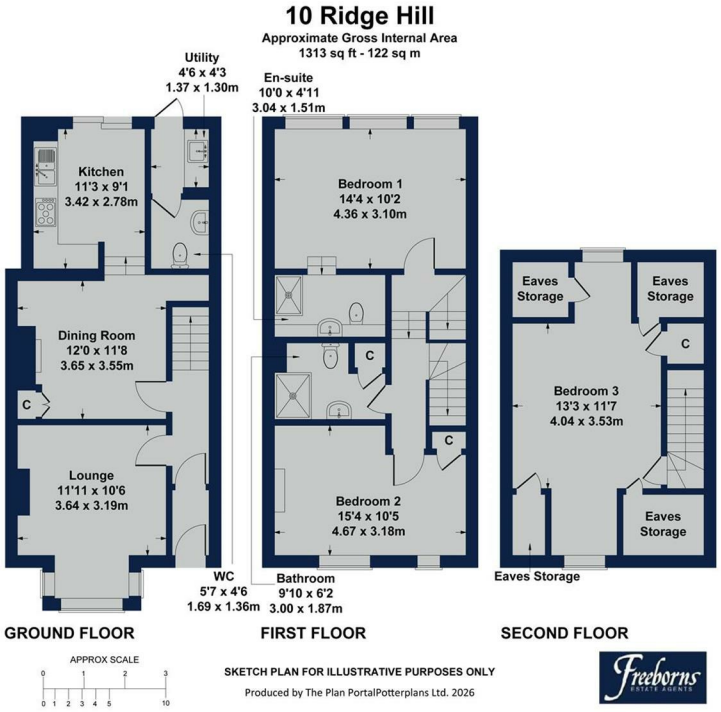
Council Tax Band: D

EPC Rating: C

Tenure: Freehold.

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.



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