



**13 Clarence Hill**  
Dartmouth  
Price £450,000

*Freeborns*  
ESTATE AGENTS

Located on Clarence Hill, this delightful three-bedroom, semi-detached cottage offers a widespan view across Dartmouth, the River Dart and over to Kingswear. The property benefits from its close distance to Dartmouth's town centre and local amenities. The cottage is currently used as a successful holiday let.

\*\*\*\*\*CHAIN FREE\*\*\*\*\*





# 13 Clarence Hill, Dartmouth, TQ6 9NX

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### FRONT DOOR TO;

#### ENTRANCE HALL

Staircase to first floor, staircase to lower ground floor, radiator, frosted original sash window to front, doors to;

#### BEDROOM TWO

Double glazed start bay window and double glazed sash window to rear with views over the town and towards the River Dart, radiator, built-in wardrobe.

#### BATHROOM

Original sash window to front, modern refitted white suite comprising of a panelled bath, pedestal wash hand basin, close coupled WC, corner shower enclosure with thermostatic shower, built-in cupboard housing the boiler, fully tiled walls, tiled floor, wall mounted chrome heated towel rail, wall mounted electric fan.

#### FIRST FLOOR LANDING

Loft access hatch, doors to;

#### BEDROOM ONE

Double glazed sash bay window to front with views across town and towards the Dart River, radiator, built-in wardrobe, door to ensuite.

#### ENSUITE SHOWER ROOM

Double glazed sash window to rear with views across town and towards the Dart River, shower enclosure with thermostatic shower, pedestal wash hand basin, close coupled WC, fully tiled walls, tiled floor, wall mounted chrome heated towel rail, recessed ceiling downlights, extractor fan.

#### BEDROOM THREE

Original sash window to front, radiator, cast iron feature fireplace, built-in wardrobe, recessed ceiling downlights.

### GROUND FLOOR:

#### OPEN PLAN LIVING/KITCHEN

Double glazed French doors to rear leading onto courtyard. Range of kitchen, base and wall mounted kitchen units, worksurface, inset single drainer stainless steel sink, space for cooker, space and plumbing for a washing machine and dishwasher, solid wood breakfast bar, tiled splashbacks,

radiators, side access door, recessed ceiling downlights, engineered wood flooring.

### REAR COURTYARD

Enclosed patio with views over the town, side access gate to Cox's steps.

### LOCAL AUTHORITY

South Hams District Council

### BUSINESS RATES

Rateable Value £3,900

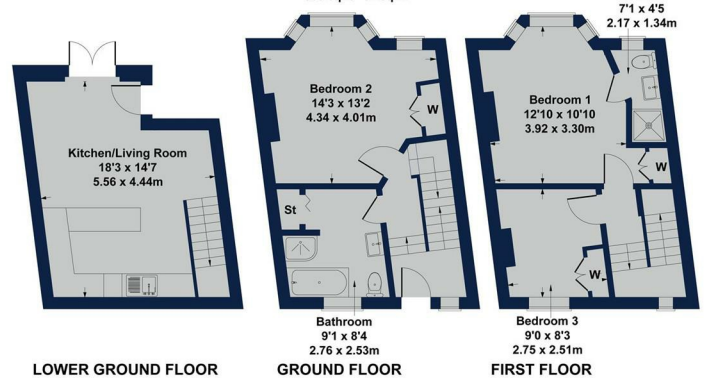
### EPC: D

### 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.

### The Cottage, 13 Clarence Hill, 9NX

Approximate Gross Internal Area  
883 sq ft - 82 sq m



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