



**Glendale New Road**  
Dartmouth  
Offers in excess of £450,000

*Freeborns*  
ESTATE AGENTS

**\*\*WATCH THE FULL VIDEO TOUR WITH COMMENTARY\*\*** A well presented 4 bedroom detached property in the popular area of Stoke Fleming. This property benefits from a spacious lounge, family bathroom and shower room, 3 double bedrooms and 1 single, a good sized enclosed rear garden with a summer house and garage.

The property is ideally situated in a sought-after village and less than 1 mile to the beach.





# Glendale New Road, Stoke Fleming, Dartmouth, TQ6 0NR

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

**ENTRANCE PORCH**

Tiled floor.

Door opens to:-

**RECEPTION HALL**

Parquet flooring, picture rail, radiator.

Door leads to:-

**SITTING ROOM**

Dual aspect, radiator to front and rear, wood burner with slate fireplace, picture rail, bay window to front.

**DINING ROOM**

Bay window to front, radiator, picture rail.

Archway leads to:-

**KITCHEN**

A range of base and wall mounted units with worktops over, breakfast bar, 1 1/2 bowl sink with swan neck mixer tap and drainer. Range cooker with extractor hood over, integrated fridge freezer, pull out larder unit, space for dishwasher, tiled splashbacks.

French doors open to:-

**CONSERVATORY**

Lino floor, radiator. Glass roof. French doors to garden.

**UTILITY ROOM**

Space for a washing machine and tumble dryer, wall mounted units, vaulted ceiling.

Door leads to:-

**WET ROOM**

Low level WC, pedestal wash hand basin and electric shower. Door to conservatory.

**BOILER ROOM**

Door leads from Reception Hall, housing Worcester Boiler, frosted window to rear.

**FIRST FLOOR LANDING**

Built in airing cupboard.

**BEDROOM 1**

Built in wardrobes, vanity unit with built in storage under, worksurface with inset sink, radiator, window to front.

**BEDROOM 3**

Built in wardrobe, picture rail, radiator, window to rear.

**BEDROOM 2**

Built in cupboards, vanity unit with sink, picture rail, radiator, window to front.

**BEDROOM 4**

Picture rail, radiator, window to rear.

**FAMILY BATHROOM**

Panelled bath with electric shower over, wash hand basin, tiled walls, radiator.

**SEPARATE WC**

Low level WC, part tiled walls, radiator, window to side.

Steep staircase rises to:-

**LOFT SPACE**

**OUTSIDE**  
To the front of the property, there is a low level wall and parking to the right. In front is the garage and oil tank.

To the rear of the property it is mostly laid to lawn with steps leading down from the conservatory to a patio area. The garden is enclosed and features a:-

**OUTBUILDING**

A wooden, partly raised structure currently housing a bar and sitting area, with power and lighting. In front of the summer house is a decked area.

**COUNCIL TAX BAND E**

Amount payable approximately £2634 per annum.

**EPC RATING - E**

**TENURE**

Freehold.

**SERVICES**

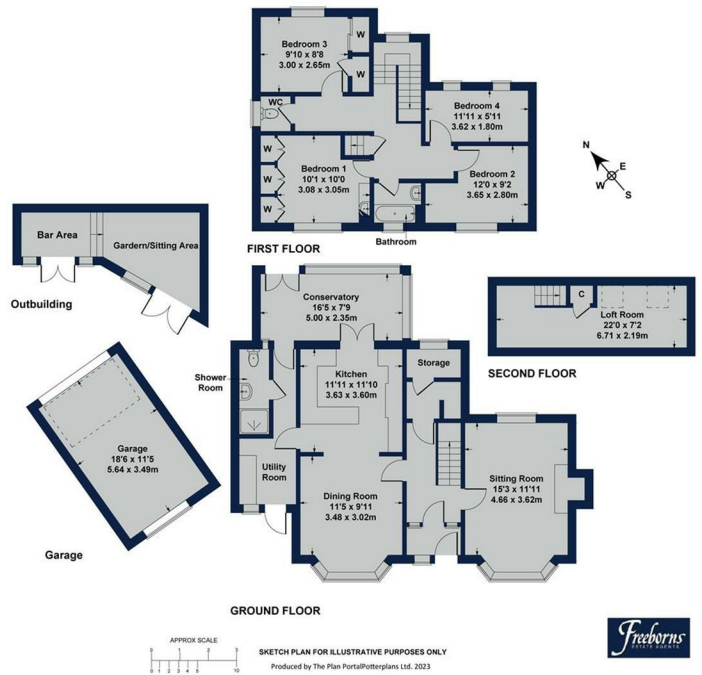
Electricity, oil fired central heating, water and drainage are connected.

**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.

**Glendale, New Road, Stoke Fleming, TQ6 0NR**

Approximate Gross Internal Area  
1916 sq ft - 178 sq m  
(excluding Outbuilding)



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk



Tom Freeborn  
Dip DEA MNAEA MARLA

