



**18 Coombe Road**  
Dartmouth  
£365,000

*Freeborns*  
ESTATE AGENTS

A superbly located mid terraced house with views over Coronation Park and the River Dart. The property benefits from 3 bedrooms, rear garden and front patio, as well as a modern gas boiler providing domestic hot water and central heating.





# 18 Coombe Road, Dartmouth, Devon, TQ6 9PQ

## DIRECTIONS

From Freeborns Office proceed towards the South Embankment, turn left and walk along towards Coronation Park. Behind the park is Coombe Road, approach the property via the access path at the far left, walk along the terrace, 18 Coombe Road will be found on your left.

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

### ENTRANCE HALL

Radiator, ceiling light point.

### LOUNGE 11'9" X 11'9" (3.6 X 3.6)

Radiator, ceiling light point, feature fireplace, sash window to front overlooking Coronation Park and the River Dart.

Open plan to:

### KITCHEN / DINER 12'1" X 11'9" (3.7 X 3.6)

With radiator, ceiling light point, range of base and eye level units, space for oven, stainless steel double sink and drainer, under stairs storage cupboard, further storage cupboard with room for low level fridge.

### UTILITY AREA

Wall light, space for washing machine, combination gas boiler providing domestic hot water and central heating, door to rear garden.

### CLOAKROOM / WC

Ceiling light point, low level WC, wash hand basin.

Stairs rise to

### FIRST FLOOR LANDING

Ceiling light point and storage cupboard.

### BEDROOM 1 12'1" X 8'10" (MAX) (3.7 X 2.7 (MAX))

Radiator, ceiling light point, pedestal wash hand basin, sash window overlooking rear garden.

### BEDROOM 2 11'9" X 6'2" (3.6 X 1.9)

Radiator, ceiling light point, sash window to front with views of Coronation park and the River Dart.

### BEDROOM 3 11'9" X 6'2" (3.6 X 1.9)

Radiator, ceiling light point, sash window to front.

### BATHROOM

Radiator, heated towel rail, ceiling light point, three piece suite comprising low level WC, panelled bath with shower over, pedestal wash hand basin with mirror over, shelving, sash window to rear.

### OUTSIDE

To the front of the property is a shared access to the terrace and a private patio with wonderful open views of the River Dart and Coronation Park. To the rear steps rise to a pretty garden which is a mixture of mature planted beds and patio areas.

### COUNCIL TAX BAND D

Amount payable approximately £2155 per annum.

### TENURE

Freehold.

### SERVICES

Electricity, gas, water and drainage are connected.

### EPC RATING EXEMPT

This property is Grade II listed.

### AUCTIONEERS COMMENTS

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

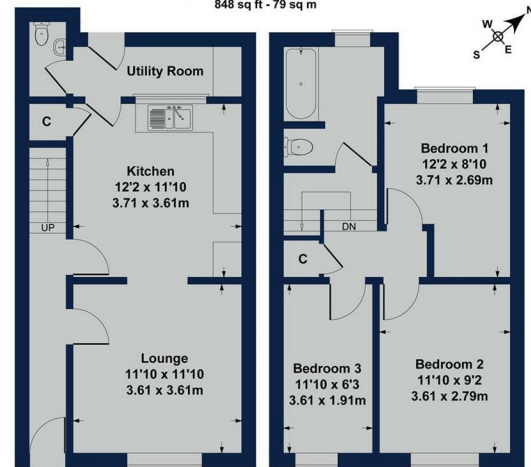
Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### 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.

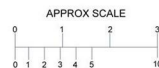
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Approximate Gross Internal Area  
848 sq ft - 79 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2022



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