



**12 Churchfields**  
Dartmouth  
£525,000

*Freeborns*  
ESTATE AGENTS

Located in a sought-after area of Churchfields, this delightful detached bungalow boasts two generously sized bedrooms and views towards the River Dart and over to Kingswear. The property benefits from its well established and well maintained rear garden which offers a spacious lawned area and decking as well as ample parking on the private driveway and garage.



# 12 Churchfields, Dartmouth, TQ6 9HH

## ENTRANCE PORCH

Picture rail, glazed door to;

## ENTRANCE HALL

Radiator, loft access hatch, two recessed storage cupboards, wall mounted thermostat, doors to;

## LOUNGE

Dual aspect room with double glazed window and door to outside terrace and views down towards Dartmouth, the River Dart and Kingswear, radiator, stripped wood flooring, fireplace with gas fire insert.

## TERREA

Offering stunning views down towards Dartmouth, the River Dart and Kingswear, tiled with wrought iron balustrades

## DINING ROOM

Double glazed window to front with views, radiator, stripped wood flooring.

## KITCHEN

Double glazed window and door to side, range of base and wall mounted units, worksurfaces, inset double bowl stainless steel sink with swan neck mixer tap, inset 4 ring electric hob, stainless steel extractor chimney hood above, built-in stainless steel double oven and microwave, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tumble dryer, tiled splashbacks, tiled floor, radiator, Velux window, recessed ceiling downlighters, glazed door to;

## UTILITY ROOM/STUDY

Double glazed window to front with views, designer radiator, tiled floor.

## BEDROOM ONE

Double glazed window to rear overlooking the rear garden, radiator, recessed wardrobe.

## BEDROOM TWO

Double glazed window to rear overlooking the rear garden, radiator, recessed wardrobe.

## BATHROOM

Velux window, panelled bath, close coupled WC, pedestal wash hand basin, corner shower enclosure, with 'mira sport' electric shower, heated towel radiator, fully tiled walls, tiled floor, extractor fan, recessed ceiling downlighters.

## SEPERATE WC

Close coupled WC, designer wash hand basin with mixer tap, tiled floor, recessed ceiling downlighters, extractor fan.

## EPC:

Awaiting EPC.

## COUNCIL TAX BAND: E

## LOCAL AUTHORITY

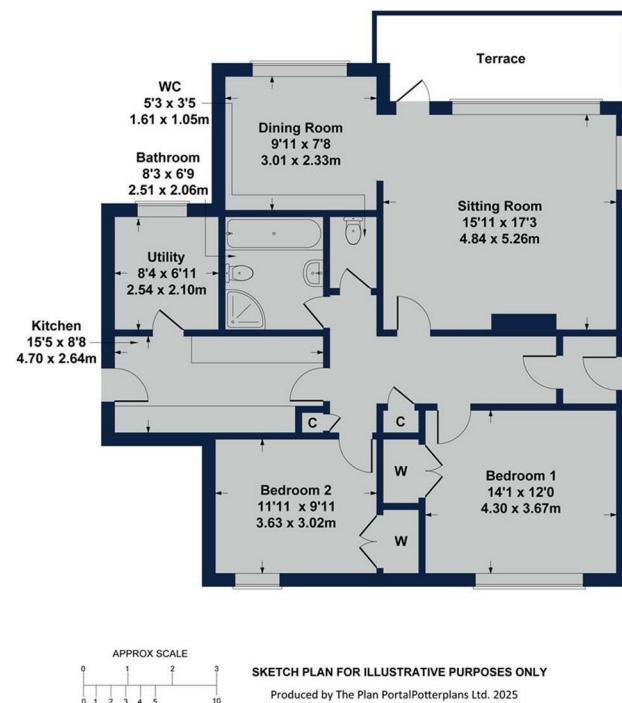
South Hams District Council

## 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.

## 12 Churchfields

Approximate Gross Internal Area  
1152 sq ft - 107 sq m



APPROX SCALE  
0 1 2 3 4 5 6 7 8 9 10  
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2025

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