



ROSEVILLE STREET, DARTMOUTH  
£450,000 FREEHOLD

**A BEAUTIFULLY PRESENTED THREE STOREY  
HOME IN THE CENTRE OF DARTMOUTH.**

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**SUMMARY:** A BEAUTIFULLY PRESENTED 3 STOREY CHARACTER TOWNHOUSE IN THE CENTRE OF DARTMOUTH.

**DIRECTIONS:** From the office, cross the Market Square and into Roseville Street where the property will be found a short distance on the left hand side.

**DESCRIPTION:** 3 Roseville Street is an impressive 3 bedroom double fronted townhouse dating back to circa 1840 and having undergone a full refurbishment 11 years ago to give a modern twist on a character property, to an outstanding standard by the current owners who have cherished the property for almost 25 years. Conveniently located just off the Market Square in the heart of Dartmouth there is also an opportunity to continue renting a garage near by.

**THE ACCOMMODATION COMPRISES:**

**LIVING AREA** - The front door opens into the cosy living and dining area which features an inset log burner, zoned underfloor heating under sandstone tile flooring which runs throughout the ground floor. Double French doors lead out to the courtyard beyond and stairs rise to first floor landing.

**KITCHEN:** - A superb room with vaulted ceiling and an abundance of glass which fills the room with natural light, with bifold windows which allow those in the kitchen to interact with anybody sat in the courtyard. Fitted with a fine selection of floor and wall mounted, gloss cream and black units and topped with granite worktops. Integrated appliances include 'NEFF' fridge, 'AEG' freezer, 'Fisher and Paykel' drawer style dishwasher and freestanding 'Rangemaster' electric oven with gas hob. A feature wall of glass blocks separates the kitchen from the living area and allows natural light to be shared between the two rooms.

**UTILITY ROOM / CLOAK ROOM** - With a condensing washer/dryer as well as a hand basin and toilet with hidden cistern.

**FIRST FLOOR LANDING** - A large area with a number of windows and space to create a work area if required.

**FAMILY BATHROOM** - Fully tiled with subway style tiles

around the bath area, the white suite comprises sink with vanity storage, toilet and bath with Victorian style taps, hand held shower and Mira electric shower.

**BEDROOM 3:** - A generous double bedroom with built in cupboards and large bay window overlooking the front of the property.

**BEDROOM 2:** - A large double bedroom with bay window, beautiful feature fireplace, built in cupboards and en suite shower room.

**EN SUITE SHOWER ROOM** - Beautiful contemporary design with a white suite comprising sink with vanity storage, toilet with hidden cistern and large walk in mains water fed shower with mosaic floor.

**AIRING CUPBOARD** - Housing a Worcester gas boiler which supplies the domestic hot water and feeds the central and under floor heating.

**PRINCIPAL BEDROOM** - Door from the first floor landing opens to access the stairs up to the loft room. A spacious room with two large windows overlooking the rear courtyard, exposed roof timbers, walk in wardrobe and **EN-SUITE SHOWER ROOM** comprising toilet with hidden cistern, sink with vanity storage, and walk in shower which is mains water fed shower.

**OUTSIDE** - The rear courtyard is a fantastic bright and private space to sit and entertain. Laid to composite 'timber effect' boarding with inset LED lighting it can be accessed via the living room or kitchen.

**GARAGE:** - A very short walk from the property with additional storage space in the roof which is privately rented, and we understand to be transferable to a new owner.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

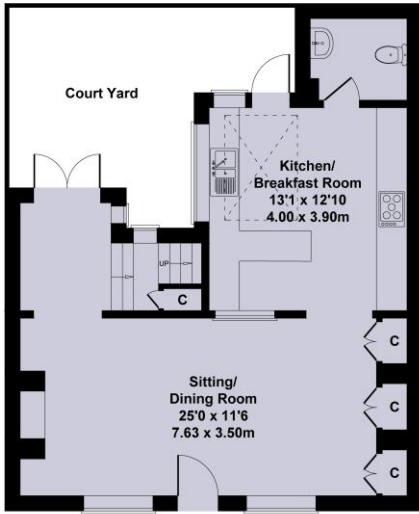
**POSTCODE: TQ6 9QH.**

**SERVICES** - Electric, Gas, water and drainage are connected

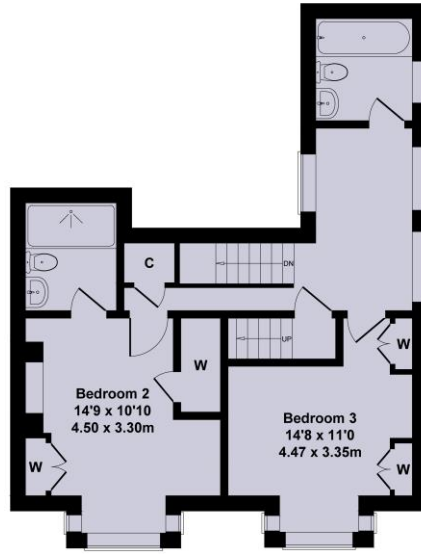


### 3 Roseville Street

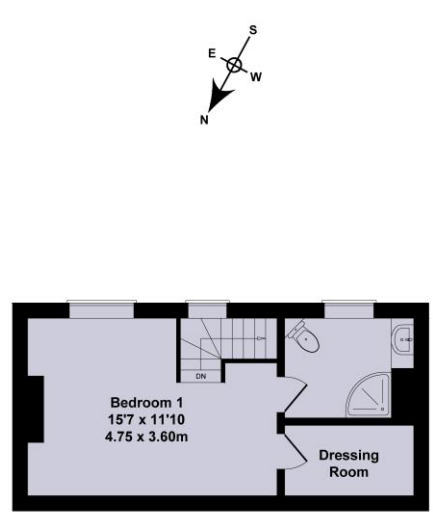
Approximate Gross Internal Area  
1399 sq ft - 130 sq m



GROUND FLOOR



FIRST FLOOR

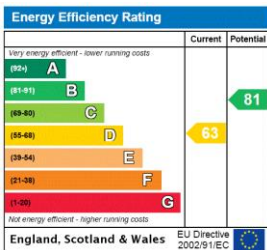


SECOND FLOOR



Not to Scale. Produced by The Plan Portal 2022  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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