



CROWTHERS HILL, DARTMOUTH
£600,000 FREEHOLD

A PERIOD HOME WITH VIEWS OF THE RIVER DART.

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SUMMARY: A PERIOD HOME ENJOYING VIEWS OF THE RIVER DART.

DIRECTIONS: From the office turn left and continue along Market Street to the T Junction where you turn left and first right into Anzac Street. Follow Anzac Street and continue around St Saviours Church, turning right into Smith Street and first left up Crowthers Hill. Follow the road around to the right and then left and number 18 will be found on your right-hand side.

DESCRIPTION: A super period home, that has the benefit of three double bedrooms, contemporary bathroom suites, a bespoke kitchen/breakfast room with top of the range Bosch appliances and a large open plan living and dining room space with doors leading out onto the decked terrace and garden beyond. There is a garden studio which could be used as a garden room or home office.

Dartmouth is an historic port with cottages stretching down to the water's edge and it is a world famous yachting centre with excellent facilities for the boating fraternity. It is considered to be one of the most beautiful estuaries in Europe and the town is now full of quality restaurants and bistros, tea rooms, boutiques etc. Dartmouth is also home to the Britannia Royal Naval College and there is a mainline railway station in Totnes. Exeter airport is within easy driving distance.

THE ACCOMMODATION COMPRISES: - (All Measurements Approx.)

ENTRANCE HALL - With double built-in cloaks cupboard with hanging rail and shelving. Understairs storage cupboard, tiled floor.

CLOAKROOM - Suite comprising low flush W.C., wash hand basin, extractor and tiled floor.

UTILITY AREA: - 6' x 4'7" (1.83m x 1.4m) Fitted work surface and a range of storage units. Door leading to the rear decked garden.

KITCHEN/BREAKFAST ROOM: - 12'9" x 9'11" (3.89m x 3.02m) With bespoke units, having a range of eye and base level cupboards with peninsula breakfast bar. 1 ½ sink and drainer with filtered water tap. Bosch integral appliances include a five burner gas hob with extractor unit over and light. Built-in combination oven, grill and microwave, second combination oven with warming drawer below. Tall standing fridge and separate freezer, dishwasher and washer dryer. Cupboard housing the combination gas fired boiler providing domestic hot water and central heating.

DINING ROOM: - 11'4" x 10'1" (3.45m x 3.07m) Two alcove recesses both with display shelving. Tiled floor. Open access through to the:

LIVING ROOM: - 15' x 7'1" (4.57m x 2.16m) Super room with plenty of light via the sliding double glazed doors opening out on to the raised decked terrace. Lovely views over the town and River Dart beyond.

Stairs rise from the entrance hall to:

FIRST FLOOR LANDING:

BEDROOM 2: - 11'8" x 10'7" (3.56m x 3.23m) Double bedroom with bespoke units providing hanging space with cupboards and display niches below.

BEDROOM 3: - 10'5" x 9'3" (3.18m x 2.82m) Currently used as a study but a double bedroom with two alcoved recesses and book shelving.

FAMILY BATHROOM: - 7'1" x 7' (2.16m x 2.13m) Quality fitted bathroom with tiled enclosed bath and independent shower unit over. Low flush W.C., wash hand basin, bidet, chrome heated ladder type towel rail.

Stairs rise from the first floor landing to:

SECOND FLOOR LANDING: - With wall to wall fitted wardrobes having hanging and storage space.

PRINCIPAL BEDROOM SUITE: - 20'10" x 11'9" (6.35m x 3.58m) (Some restricted head height) Superbly appointed large double bedroom with high vaulted ceiling, having exposed roof trusses and beams. Built-in wardrobe cupboards with hanging rail and storage. Further eaves storage. This room is double aspect with super views to the rear overlooking the town and river.

EN-SUITE SHOWER ROOM - Quality fitted fully tiled independent shower cubicle, low flush W.C., wash hand basin set on tiled surround with storage below. Chrome heated ladder type towel rail.

OUTSIDE - Immediately to the rear of the property is a decked terrace which enjoys superb views over the town and river. Steps lead down to a further patio area, well established flower beds. Number 18's garden is larger than most and has the benefit of a:

GARDEN STUDIO: - 16'9" x 6'10" (5.1m x 2.08m) Well-presented with double doors leading to the veranda and garden. Having power and light. There is also a shed.

COUNCIL TAX BAND: E

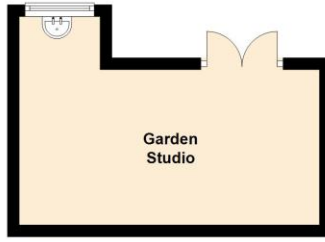
EPC RATING: D

POSTCODE: TQ6 9QX

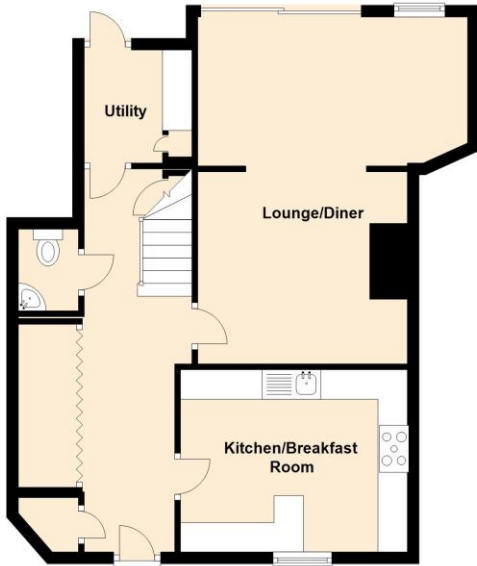
SERVICES: All mains services are connected.



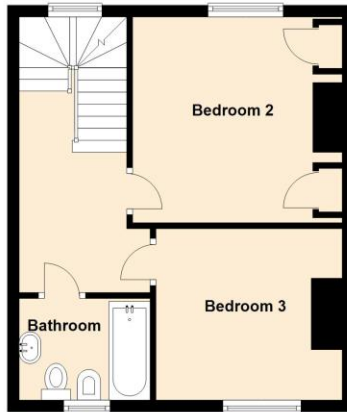
Garden Floor



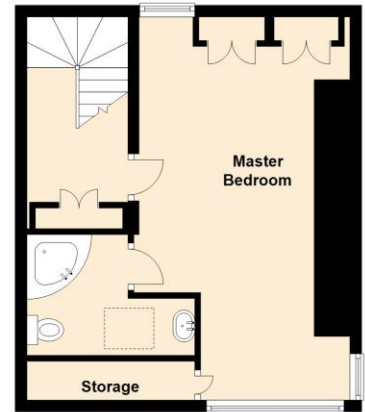
Ground Floor



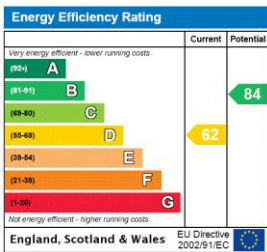
First Floor



Second Floor



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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