



47 Townstal Road
Dartmouth
£312,000

Freeborns
ESTATE AGENTS

This well presented semi detached property benefits from 3 double and 1 large single bedrooms, good sized family bathroom, downstairs WC, large rear garden and decking, with a powered workshop. There is also potential for driveway parking at the front of the property.

This property is conveniently positioned at the top of Dartmouth, close to supermarkets, a gym, a local school and petrol station.

47 Townstal Road must be used as a main residence only.



47 Townstal Road, Dartmouth, TQ6 9HS

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Frosted window to side, staircase to first floor, understairs cupboard, doors to:-

SITTING ROOM

Double glazed window to front, radiator, fireplace with log burner, wooden surrounds, tiled hearth.

DINING ROOM

Double glazed window to front, radiator.

KITCHEN

Double glazed window and double glazed door to rear aspect, modern refitted kitchen from Howdens comprising a range of high gloss base and wall mounted units, worksurface over, inset stainless steel single drainer sink, inset stainless steel five ring gas hob, built in eye level stainless steel double oven and grill, integrated fridge/freezer, further integrated freezer, integrated dishwasher, stainless steel extractor chimney hood, tiled splashback.

UTILITY AREA

Wall mounted modern consumer unit (installed in 2022), radiator, space and plumbing for washing machine, space for tumble dryer, door and cupboard housing gas boiler, door to:-

SEPARATE WC

Double glazed frosted window to side, high level WC, tiled floor, half height tongue and groove wood panelling to walls.

FIRST FLOOR LANDING

Staircase to second floor, doors to:-

BEDROOM TWO

Double glazed window to front aspect, radiator, picture rail.

BEDROOM THREE

Double glazed window to front aspect, radiator, picture rail, understairs storage cupboard.

BEDROOM FOUR

Double glazed window to rear aspect, radiator, picture rail.

BATHROOM

Double glazed frosted window to rear aspect, modern white suite (refitted in 2023), panelled bath with mixer tap and telephone style shower attachment, close coupled WC, vanity sink unit, shower enclosure with electric shower, tiled walls, chrome heated towel rail.

SECOND FLOOR

MASTER BEDROOM

Velux window to front, Velux windows to rear with countryside views, radiators, eaves storage access hatches, recessed downlighters.

OUTSIDE

Rear garden: easy maintenance garden, countryside views, two decked areas for summertime dining, side access, workshop with power and light.

Front garden: raised planted border, potential for driveway parking (subject to necessary conditions).

EPC RATING - C

COUNCIL TAX BAND C

Amount payable approximately £2010 per annum.

TENURE

Freehold.

This property must be used as a main residence only.

SERVICES

Electricity, mains gas, 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.

Townstal Road, TQ6

Approximate Area = 1210 sq ft / 112.4 sq m

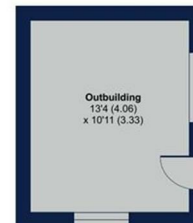
Outbuilding = 147 sq ft / 13.7 sq m

Total = 1357 sq ft / 126.1 sq m

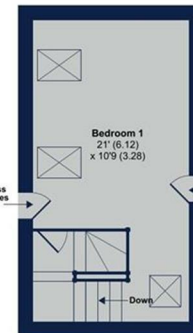
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Freeborns Estate Agents. REF: 990166



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