



40 Seymour Drive
Dartmouth
£315,000

Freeborns
ESTATE AGENTS

***** NO CHAIN *****

A good size detached family home situated in a sought after residential area of Dartmouth with easy access to the local amenities. This property benefits from being chain-free, as well as an integral garage, good sized garden and three bedrooms, one with an en-suite.



40 Seymour Drive, Dartmouth, TQ6 9GB

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Radiator, stairs to first floor, door to integral garage.

SEPARATE WC

Double glazed window to front, low level WC, wash hand basin.

KITCHEN / DINER

Double glazed window to front, range of base and wall mounted units, work surface, inset single drainer stainless steel sink, 4 ring gas hob, built in double oven and grill, radiator, space for washing machine, dado rail, laminate flooring, recessed ceiling downlighters.

LANDING

Stairs to first floor, door to:-

LOUNGE

Double glazed window and double glazed French doors to rear, radiator, dado rail, feature fireplace with wooden surround and electric fire inset.

LANDING

Stairs to second floor, door to:-

BATHROOM

Double glazed window to front, radiator, white suite comprising panelled bath with 'Triton TX8000' electric shower over, pedestal wash hand basin, low level WC, part tiled walls.

BEDROOM TWO

Double glazed window to front, radiator, loft access hatch.

LANDING

Door to Bedroom One and Three, built in cupboard.

BEDROOM THREE

Double glazed window to rear, radiator.

BEDROOM ONE

Double glazed window to rear, loft access hatch, radiator, 2 x sets of built in wardrobes with mirrored sliding doors, door to:-

EN SUITE

Double glazed window to side, shower enclosure, pedestal wash hand basin, low level WC, part tiled walls, radiator.

OUTSIDE

To the front of the property is a driveway large enough for one car.

There is additional parking in the integrated garage, along with light and power.

To the rear of the property, there is a convenient patio area, as well as a private, enclosed area mainly laid to lawn, surrounded by trees and mature shrubs.

EPC RATING - D

COUNCIL TAX BAND D

Amount payable approximately £2261 per annum.

TENURE

Freehold.

SERVICES

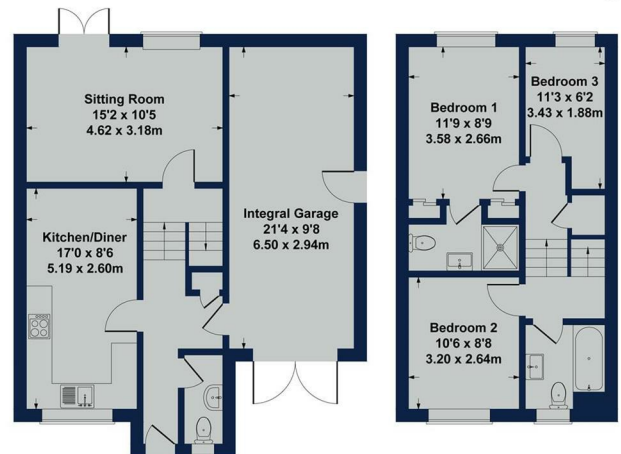
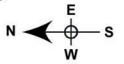
Electricity, mains gas, water and drainage are connected.

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.

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Approximate Gross Internal Area
1098 sq ft - 102 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan PortalPotterplans Ltd. 2023



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