



41 Seymour Drive
Dartmouth
£399,500

Freeborns
ESTATE AGENTS

A well presented, substantial four bedroom detached property, situated in the popular area of Seymour Drive. This property benefits from integral garage, three double bedrooms (one with an en-suite), a good sized kitchen and dining area and lovely rural views.



41 Seymour Drive, Dartmouth, TQ6 9GB

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Radiator, stairs to first floor and stairs down to sitting room, wall mounted fuse box, doors to:-

KITCHEN / DINING AREA

Double glazed window to front, modern refitted kitchen with a range of base and wall mounted cupboards, worksurface with inset 1 1/2 bowl single drainer stainless steel sink and swan neck mixer tap, inset 4 ring stainless steel gas hob, extractor fan above, built in eye level double oven and grill, integrated dishwasher, tiled splashback, radiator, recessed ceiling downlights, lino flooring.

SEPARATE WC

Double glazed frosted window to front, close coupled WC, wash hand basin, radiator.

INTEGRAL GARAGE

With twin wooden doors to front, power and light, door to rear leading to:-

UTILITY ROOM

Double glazed window and door to rear garden, base and wall mounted cupboards, worksurface with inset single drainer stainless steel sink, space and plumbing for a washing machine, space for a tumble dryer, wall mounted 'Worcester' gas boiler.

SITTING ROOM

Double glazed window to rear aspect, double glazed French doors to rear garden, feature fireplace with electric flame effect insert, radiator, built in understairs storage cupboard.

FIRST FLOOR LANDING

Stairs to second floor landing, built in cupboard housing hot water tank, doors to :-

BEDROOM THREE

Double glazed window to rear aspect with far reaching countryside views, radiator, loft access hatch, recessed storage cupboards.

BEDROOM FOUR

Double glazed window to rear aspect with far reaching countryside views, radiator.

SECOND FLOOR LANDING

Loft access hatch, radiator, doors to:-

BEDROOM ONE

Double glazed window to rear aspect with far reaching countryside views, radiator, built in mirror fronted sliding door wardrobe, loft access hatch, door to:-

EN SUITE SHOWER ROOM

Double glazed frosted window to rear, modern refitted shower room with shower enclosure and 'Mira Galena' electric shower, hidden cistern WC, pedestal wash hand basin, chrome heated towel radiator, tiled walls, wall mounted mirror, recessed ceiling downlights, extractor fan.

BEDROOM TWO

Double glazed window to front, radiator.

FAMILY BATHROOM

Double glazed frosted window to front aspect, modern refitted suite comprising P-shaped bath with 'Triton T80' electric shower over, close coupled WC, pedestal wash hand basin, chrome heated towel radiator, tiled walls, recessed ceiling downlights, extractor fan.

REAR GARDEN

Patio area, lawned area, planting border, garden shed, side gate access through to the front of the property.

TENURE

Freehold.

COUNCIL TAX BAND E

Amount payable approximately £2764 per annum.

EPC RATING - C

SERVICES

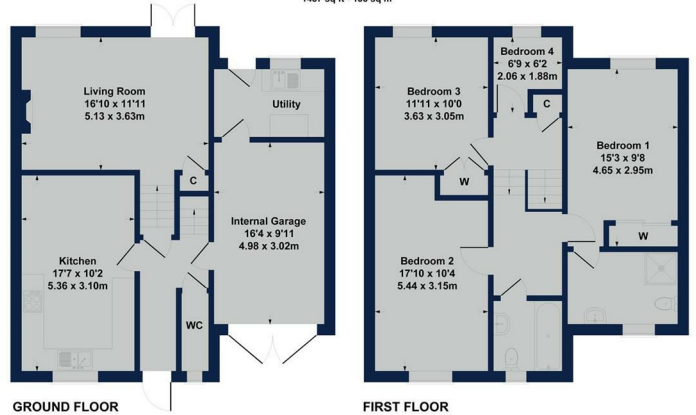
Electricity, mains gas, water and drainage are connected.

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
1487 sq ft - 138 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2023



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