



**21 South Town**  
Dartmouth  
£570,000

*Freeborns*  
ESTATE AGENTS

A conveniently located three bedroom house located in the desirable area of South Town, a stone throw from Dartmouth town centre. This property boasts stunning River Dart views and is Grade two listed.



# 21 South Town, Dartmouth, TQ6 9BX

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## ENTRANCE HALL

Radiator, wall mounted fuse box, cupboard housing meters. Staircase to first floor and doors to:-

## SNUG/ BEDROOM THREE

Sash window to front, radiator, fireplace, storage cupboard built into alcove.

## BATHROOM

Double glazed window to rear, white suite comprising panelled bath, vanity unit with marble workspace and inset sink, close coupled WC, shower enclosure, part tiled walls, tiled floor, recessed ceiling spotlights.

## FIRST FLOOR

### LIVING ROOM & KITCHEN

Window at rear, sash window to front with river views, radiator, cast iron feature fireplace with wooden surround. Range of built and wall mounted kitchen units, work surface with inset 1 1/2 bowl single drain stainless steel sink with swan neck mixer tap, inset electric hob, stainless steel oven under, extractor fan above, tiled splashback, recessed ceiling downlighters, staircase to second floor.

### SECOND FLOOR LANDING

Loft access hatch, cupboard housing plumbing for a washing machine, door to:-

### BEDROOM ONE

Sash window to front with view over the river towards Kingswear and the sea, radiator, built in wardrobes.

### BEDROOM TWO

Window to rear, stable door to garden, radiator.

### SHOWER ROOM

Window to side, double width shower enclosure, vanity unit with inset sink, low level WC, wall mounted gas boiler, chrome heated towel rail, part tiled walls, tiled floor, recessed ceiling spotlights.

### GARDEN

Laid to patio with planting boarder, steps up to studio room.

### STUDIO ROOM

Of wooden construction with double glazed window to side. double glazed French door to front, wood flooring, power and light.

### TENURE

Freehold.

### COUNCIL TAX BAND D

Amount payable approx £2261

### EPC

Awaiting

## SERVICES

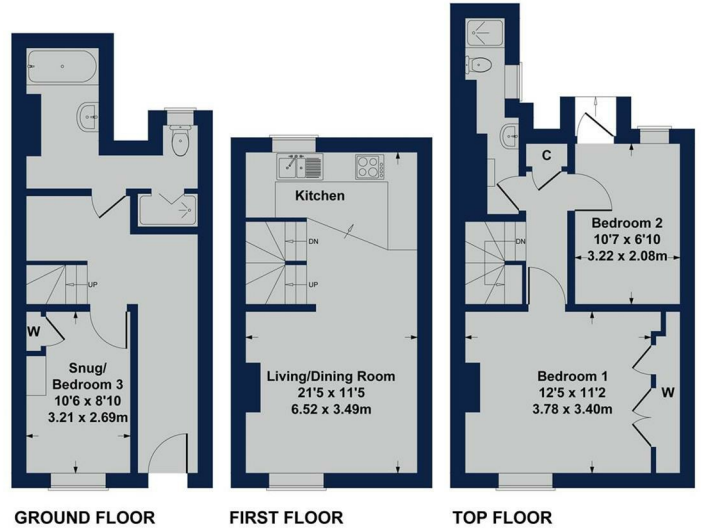
Electricity, water and drainage are connected.

## 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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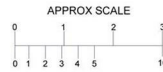
Approximate Gross Internal Area  
872 sq ft - 81 sq m



GROUND FLOOR

FIRST FLOOR

TOP FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan PortalPotterplans Ltd. 2024



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