



**14 Above Town**  
Dartmouth  
£450,000

*Freeborns*  
ESTATE AGENTS

**\*\* WATCH THE FULLY NARRATED VIDEO TOUR \*\*** A bright and spacious three storey and three bedroom home, located a short walk to Dartmouth town centre. This property benefits from a private rear courtyard garden. This property is Grade II listed.





# 14 Above Town, Dartmouth, TQ6 9RG

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

## ENTRANCE VESTIBULE

Built in cupboard housing gas meter, dado rail, doors to:-

## SITTING ROOM

Sash windows to front, tiled fireplace with gas coal effect fire inset, built in shelves and storage cupboard, into both alcoves, dado rail, radiator, doors to inner hallway.

## INNER HALLWAY

Staircase to first floor, dado rail, understairs storage cupboard, doors to courtyard and doors to:-

## KITCHEN

Sash window to rear, radiator, range of base and wall mounted units, worksurface inset electric hob, built in oven under, extractor fan above, inset single drainer stainless steel sink with swan neck mixer tap, tiled splashback, extractor fan, space for under counter fridge.

## SHOWER ROOM

Window to side, wash hand basin, wall mounted 'Valiant' gas boiler, shower tray with "Triton TX700" electric shower, close coupled WC, part tiled walls, radiator.

## FIRST FLOOR LANDING

Staircase to second floor, dado rail, doors to:-

## BEDROOM ONE

Sash window to front aspect, tiled fireplace, radiator, built in storage cupboard into alcove, dado rail, picture rail.

## BATHROOM

Window to rear aspect, cast iron fireplace, panelled back with mixer tap and telephone style shower attachment, "Triton TX7000" electric shower and the bath, pedestal wash hand basin, low level WC, radiator, part tiled walls.

## SECOND FLOOR LANDING

Sky light, built in storage cupboard, dado rail, doors to:-

## BEDROOM TWO

Dual aspect room with sash window to front, window to side, radiator, cast iron fireplace, built in storage cupboard with shelves above, picture rail.

## BEDROOM THREE

Window to rear, cast iron fireplace, radiator, picture rail.

## OUTSIDE

Courtyard to rear accessed from inner hallway.

Garden room with plumbing for washing machine, power and light.

EPC - E

## COUNCIL TAX BAND - D

Amount payable approx £2361 per annum.

## TENURE

Freehold.

## 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.

## 14 Above Town Dartmouth Devon TQ69RG

Approximate Gross Internal Area  
1205 sq ft - 112 sq m



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

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