



SMITH STREET, DARTMOUTH  
£465,000 FREEHOLD

## A SPACIOUS 5 BEDROOMED TOWN HOUSE

Dartmouth | 01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk) 3a Market Street, Dartmouth, TQ6 9QE

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**SUMMARY:** A spacious and well proportioned town house just a short walk from the town centre.

**DIRECTIONS:** From Dartmouth's Market Square turn left into Victoria Road, then take the first right into Anzac Street. Follow Anzac Street past St Saviours Church, turn right and Smith Street will be directly ahead.

**DESCRIPTION:** 9 Smith Street is a spacious and generously proportioned town house situated in a highly desirable part of Dartmouth. This home is so large it offers a myriad of possibilities for the entrepreneurial, with its 5 double bedrooms. Located in the heart of Dartmouth it is within very easy walking distance to the river, shops and, pub. St Saviours is only minutes' walk from the front door.(As is the famous Smith Street Deli)

**Secure Entrance Hall**

**Double aspect sitting room with wood burner.**

**Large farmhouse style kitchen.**

**Breakfast room (adjacent to kitchen).**

**Formal Dining Room with feature fireplace.**

**5 Double bedrooms (one with spacious dressing room)**

**2 Family Bathrooms**

**Courtyard**

**Heart of Dartmouth location minutes' walk from the river.**

**COUNCIL TAX BAND: D**

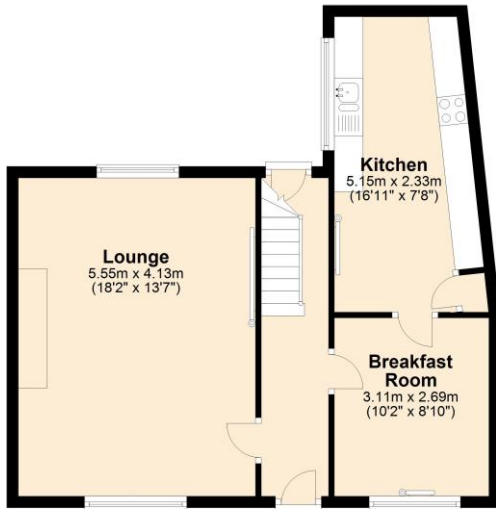
**EPC RATING: D**

**POSTCODE: TQ6 9QR**

**SERVICES: All mains services are connected.**

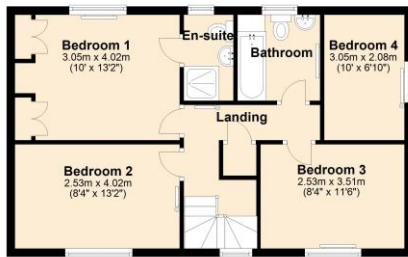


**Ground Floor**  
Approx. 51.6 sq. metres (555.1 sq. feet)



Total area: approx. 155.5 sq. metres (1673.2 sq. feet)

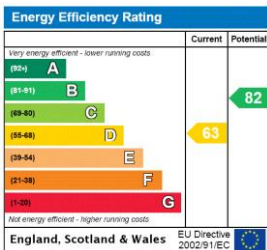
**First Floor**  
Approx. 54.0 sq. metres (580.8 sq. feet)



**Second Floor**  
Approx. 52.5 sq. metres (564.7 sq. feet)



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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