



**HAWARDEN TERRACE, KINGSWEAR,
£450,000 FREEHOLD**

A TWO BEDROOMED PROPERTY WITH STUNNING VIEWS.

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SUMMARY: A REFURBISHED END OF TERRACE PROPERTY ENJOYING BREATHTAKING RIVER DART, ROYAL NAVAL COLLEGE AND DARTMOUTH TOWN VIEWS.

DIRECTIONS: From the Banjo in Kingswear proceed over the road and follow Wood Lane up the hill. Hawarden Terrace is reached via a flight of steps on your right hand and River Cottage is the first property in the terrace.

DESCRIPTION: A superbly situated end of terrace home enjoying truly breath-taking views of the River Dart, Dart Valley, Britannia Royal Naval College and Dartmouth Town. The accommodation is mainly over two levels but has the added advantage of a loft room reached via stairs. There is electric heating and open fire in the lounge, uPVC double glazed windows, an area of garden to the front which has a paved sun terrace adjacent to the property with dramatic views and further shrubbery gardens beyond.

THE ACCOMMODATION COMPRISES: - (All Measurements Approx.)

Entrance door to:

ENTRANCE VESTIBULE - With meter cupboards, cloak hooks and panelling to dado height. Door to:

ENTRANCE HALL: - With ceiling light point, panelling to dado.

LIVING ROOM: - 16'8" x 11'7" (5.08m x 3.53m) Feature open fireplace with wooden surround and cast insert with tiled cheeks. Cupboard to side of chimney breast, extended walk-in bay window enjoying breathtaking views of the River Dart and beyond. Electric night storage heater, electric panel heater, wall light points, TV aerial point and telephone point. Under stairs store cupboard.

KITCHEN/DINING ROOM: - 15'11" x 11' (4.85m x 3.35m) max An excellent range of matching wall and base cupboards with 1 ½ stainless steel sink and drainer with mixer tap. Plumbing and space for an automatic washing machine, plumbing and space for dishwasher, stainless steel integrated electric oven with electric ceramic hob over. Filter and light. Woodblock worksurfaces with tiled splashbacks. Windows and door to rear access. Ceiling light point, recessed ceiling lights, night storage heater, space for fridge/freezer.

From the entrance hall, stairs rise to the:

FIRST FLOOR LANDING: - With ceiling light points, storage cupboard.

BEDROOM 1: - 11'2" x 12'1" (3.4m x 3.68m) Picture window enjoying the dramatic views of the River Dart, Dart Valley, Naval College and Dartmouth Town. Electric night storage heater, ceiling light point.

BEDROOM 2: - 11'1" x 8'8" (3.38m x 2.64m) Window to rear, night storage heater and ceiling light point.

BATHROOM: - 10'10" x 6'11" (3.3m x 2.1m) Four piece suite in white comprising panelled bath with shower attachment, low flush W.C., pedestal wash hand basin, tiled shower cubicle with 'Mira' electric shower. Part tiled walls, electric heated towel rail. AIRING CUPBOARD with factory lagged hot water cylinder with immersion heater and booster. 'Dimplex' wall heater, extractor, two ceiling lights.

From the first floor landing a door opens to the staircase leading to the:

USEFUL LOFT ROOM: - 13'11" x 17' (4.24m x 5.18m) into the eaves (some restricted head height). Central staircase and ceiling light point, large 'Velux' roof light enjoying the fantastic views, electric night storage heater, useful storage cupboards also housing the main water tank.

OUTSIDE: - The main area of GARDEN is to the front of the property and includes a paved terrace adjacent to the house and enjoys absolutely breath-taking panoramic views of the River Dart. Beyond is further area of garden laid to shrubbery.

POSTCODE: TQ6 0DN

EPC RATING: F

SERVICES - Mains water and electricity are connected. There is no gas in the village.

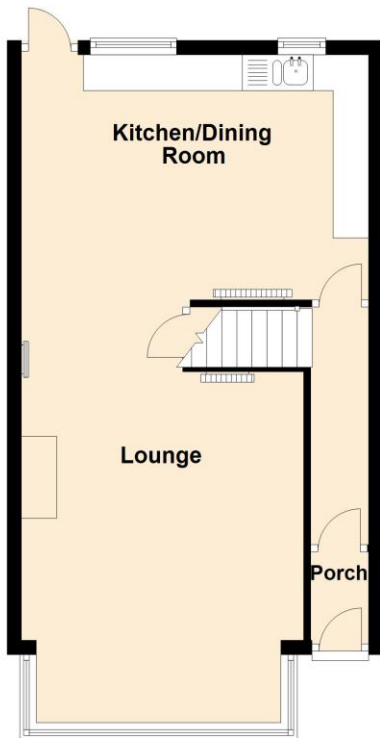
N.B. There is a small area of Flying Freehold which has a legal agreement between the parties.

COUNCIL TAX BAND: - Currently Business rated. Others in the Terrace are CTB D

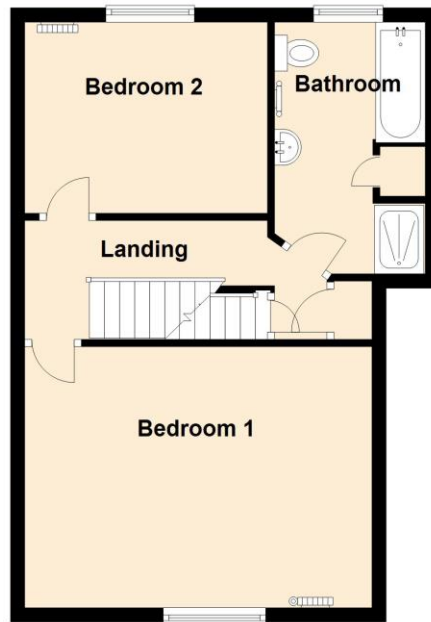
N.B. The owner is related to the Director of this company,



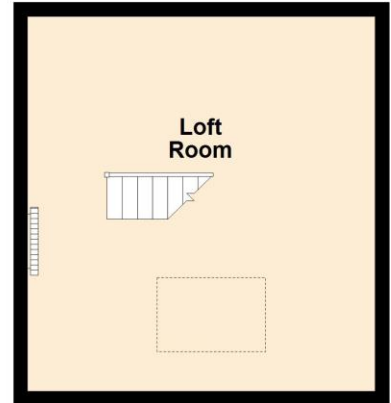
Ground Floor



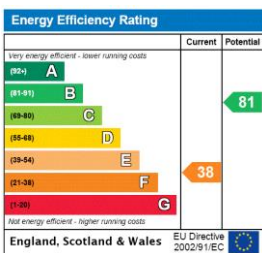
First Floor



Second Floor



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.



Tenure: Freehold

Council Tax Band: Currently Business Rated

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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