



TOWNSTAL ROAD, DARTMOUTH  
£240,000 FREEHOLD

## A SPACIOUS 2/3 BEDROOMED HOME WITH GARAGE AND PARKING.

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**SUMMARY:** A SPACIOUS FAMILY HOME REQUIRING MODERNISATION WITH GARDEN AND LARGE GARAGE.

**DIRECTIONS:** From Dartmouth town centre, proceed up College Way passing the Britannia Royal Naval College on your right hand side. Proceed over the first roundabout and the property will be found on your right hand side. There is a service road to the rear of the properties which leads to the garage.

**DESCRIPTION:** A super family home in a sought after terrace of similar properties, set back from Townstal Road by its front garden, having spacious and versatile accommodation. The property is in need of modernisation and improvement, but would make a superb house, having the benefit of gardens, large garage, plenty of storage and room to park your car in front of the garage. There is central heating and double glazing and an internal viewing is strongly recommended.

**THE ACCOMMODATION COMPRISES:**

Entrance door to:

**ENTRANCE PORCH:** With door to:

**ENTRANCE HALL:** With radiator, dado rail, ceiling light point, under stairs cupboard, obscured window.

Door to:

**LOUNGE:** Walk in bay window to front, radiator, ceiling light point, wood flooring, large archway leads to the:

**DINING ROOM:** With wood burner set on a hearth with cupboards either side of the chimney breast, one housing the 'Glow Worm' gas fired boiler which supplies the domestic hot water and central heating. There is a radiator and ceiling light point and the wood flooring runs through the dining room as well. Window to rear overlooking the garden. Access through to the:

**KITCHEN:** With stainless steel sink, drainer and mixer tap, there are base cupboards under and wall cupboards above. Space for oven, peninsula unit with space for fridge or freezer under. Understairs store cupboards, strip light and door to:

**GOOD SIZED UTILITY ROOM:** With plumbing and space for an automatic washing machine and further white goods if required, shelving, large window to side, ceramic tiled floor, recessed ceiling spot lights. Door to:

**CLOAKROOM:** Housing low dual flush W.C. with window to rear, radiator, ceiling light point. Door to rear garden.

Stairs rise from the entrance hall and turn to the:

**FIRST FLOOR LANDING:**

**BEDROOM 1 (Front):** Fitted wardrobe, picture window to front, radiator, ceiling light point.

**BEDROOM 2 (Rear):** Again with fitted wardrobe with sliding doors, ceiling light point with bedhead pull switch, radiator, window to rear overlooking the garden and roof tops opposite to the rolling South Hams countryside.

**BATHROOM:** Two piece suite in white comprising a wash hand basin, panelled bath with shower over, part tiled walls, obscured window to rear, radiator, shaver light/socket and wood flooring.

**BEDROOM 3:** Is now a study or hobbies room has a radiator and window to front and stairs rising to the:

**LOFT ROOM:** With skylights to front and rear, plenty of eaves storage, ceiling light points and solar panel controls.

**OUTSIDE:** The front is approached via a gate from the pavement on Townstal Road, has a concrete path and paved patio to the front door. The rear garden is laid for ease of maintenance with concrete pathway and ramp to the back door. Greenhouse, paved patio. Excellent **GARAGE** with work bench, shelving, power and lighting, door to side access. Window overlooking the garden, there is a roller garage door. There is a path to the side of the garage which leads via a gate to the rear and an area in front of the garage to park your car if required.

Over the garage in the roof is a further area for storage. A second gate providing rear access. Timber garden shed.

**POSTCODE:** TQ6 9HT

**EPC RATING:** C

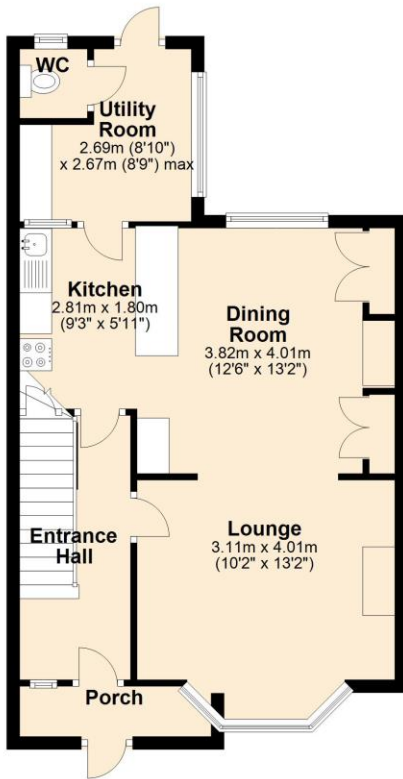
**COUNCIL TAX BAND:** C

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

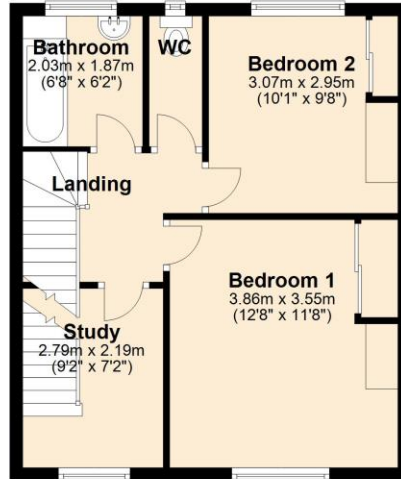
**N.B. This property must be a main residence.**



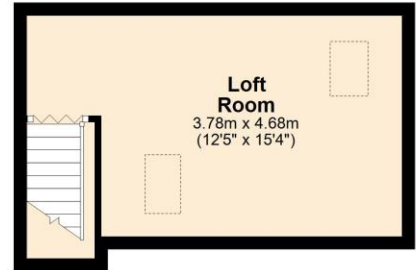
### Ground Floor



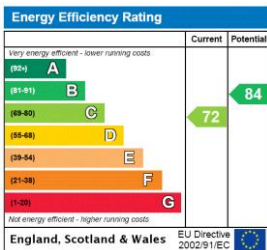
### First Floor



### 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:** C

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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