



TOWNSTAL PATHFIELDS, DARTMOUTH
£495,000 FREEHOLD

A BEAUTIFULLY PRESENTED THREE BEDROOMED SEMI-DETACHED HOME.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market
Street, Dartmouth, TQ6 9QE

Winkworth

for every step...

winkworth.co.uk



SUMMARY: A beautifully presented family home, in an established, private cul de sac, in one of Dartmouth's more sought after locations. All within walking distance of schools, shops, and bus.

DIRECTIONS: From Dartmouth town centre, proceed up College Way, passing the Britannia Royal Naval College on your right-hand side. Take the third turning on your left into Townstal Pathfields. No. 2 will be on the righthand side.

DESCRIPTION: A beautifully presented family home, in an established, private cul de sac, in one of Dartmouth's more sought after locations. All within walking distance of schools, shops, and bus.

THE ACCOMODATION COMPRISES:

ENTRANCE HALL - Well-proportioned to welcome guests. A delightful area to meet and greet on those formal occasions. The Entrance Hall provides access to the Living Room on the left and stairs rise to the bedroom accommodation. There is excellent storage under the stairs. To the right, the hall goes past the formal dining room, leading on to the kitchen.

THE LIVING ROOM - The feature fireplace (which works) is the focal point of this charming room. Doors open into the conservatory, which opens on to the garden. This room is cosy and snug in the winter, then open the doors to the conservatory and garden for wonderful summer living.

THE DINING ROOM - This is beautifully proportioned and is ideal for those formal occasions. The working fireplace has tons of character. This is the room a traditional Christmas is made for.

THE KITCHEN/BREAKFAST ROOM - This is big enough to be the "engine room" of the house, of a size that will suit those family members who love to be part of the action when it is all systems go in the kitchen. Family gatherings will take on a whole new meaning in the kitchen. An excellent range of fitted wall and base cupboards with integrated appliances. The kitchen is big enough to accommodate a table for informal dining.

Direct access from the kitchen to the UTILITY ROOM and downstairs W.C. and on to the garden.

THE PRINCIPAL BEDROOM - This has generous proportions, is delightfully sunny, has a bay window and views to the river mouth. The ensuite has a shower, wash hand basin and W.C.

BEDROOM 2 - This is a spacious double with a lovely outlook over the neighbouring trees.

BEDROOM 3 - Another generously proportioned double bedroom. Being on the corner of the house it benefits from a double aspect.

THE FAMILY BATHROOM - Walk in Shower, Bath, W.C. Heated Towel Rail, and a Wash Hand Basin.

OUTSIDE - This garden is beautifully established with a driveway approaching the house with off road parking for 2+ cars. The garden is predominantly level with easy access to the front and back. The rear garden is a delight with easy access from the kitchen for those summer bar be ques. The owner's pride in her garden is reflected throughout. The garden shed would make an ideal "man cave".

POSTCODE: TQ6 9HL

EPC RATING: D

COUCIL TAX BAND: D

SERVICES - All mains services are connected.

Owners Comments - We have loved living here, so much so (for over 30 years), that we have built our dream home in the garden! The garden was huge, and we have developed it sympathetically so as not to detract from our existing home and our new build. The outdoor areas are absolute sun traps, ideal for alfresco entertaining. The neighbours are wonderful, always there to help when needed and not intrusive when we wanted our "quiet time". There is even a WhatsApp group for our neighbourhood. And all within an easy walk down to town and the river.



2 Townstal Pathfields

Approximate Gross Internal Area
1625 sq ft - 151 sq m

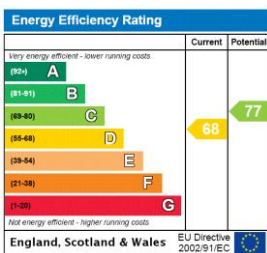


GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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: D

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.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk
3a Market Street, Dartmouth, TQ6 9QE

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.