

CLARENCE HILL, DARTMOUTH
£595,000 FREEHOLD

**A MUCH IMPROVED PERIOD HOME
OCCUPYING ONE OF DARTMOUTH BEST
LOCATIONS WITH A GARAGE.**

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

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SUMMARY: A three storey three bedroomed home on one of Dartmouth's most popular streets with a GARAGE nearby.

DIRECTIONS: From the office turn right and proceeded along Market Street. Turn right into Broadstone and first left into Clarence Hill and the property will be found on the left-hand side.

DESCRIPTION: A stunning period home a short way up Clarence Hill, just a stroll from the town centre facilities and the River Dart. The accommodation is spacious and versatile and on the lower ground floor is the super living room which opens onto the sun lounge which in turn has access onto the paved terrace garden. The two double bedrooms are complimented by a shower room and separate bathroom and the principal bedroom (some restricted head height) on the first floor has an ensuite WC and wash hand basin and there is a GARAGE nearby. An early viewing is strongly recommended by the agents.

OWNERS COMMENTS - We have lived very happily in this property for 22 years. We love being close to the town centre and to be able to use the local cafes, bars and shops without getting into a car is pure luxury. It is also amazing to be able to walk to the river in only a few minutes.

The house is a bit like a tardis, from the road you see one story with a front door and two windows, but don't be put off – inside the

house offers three floors of light and airy accommodation.

The downstairs living area (kitchen, sitting room and conservatory) is a perfect entertaining area and we have had many great parties here. When people come to visit for the first time they are always pleasantly surprised and we always get a thrill from that. It's lovely to see other people loving your house as much as you do.

Clarence Hill is a lovely road and we are lucky to have great neighbours here.

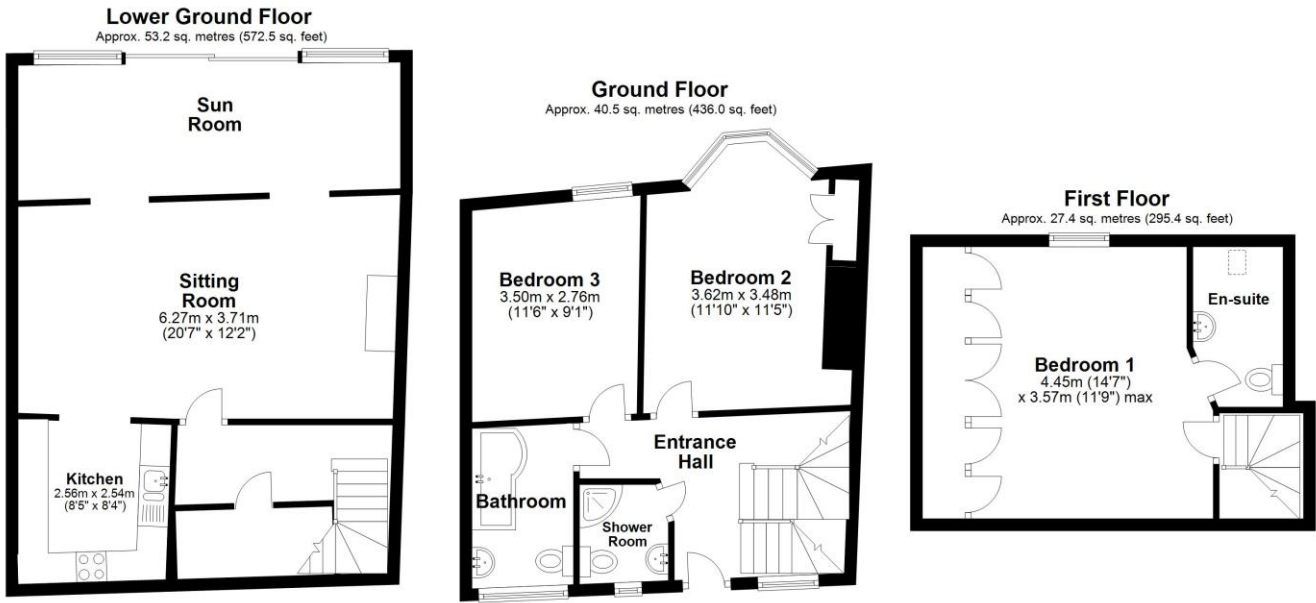
POSTCODE: TQ6 9NX

EPC RATING: D

COUNCIL TAX BAND: E

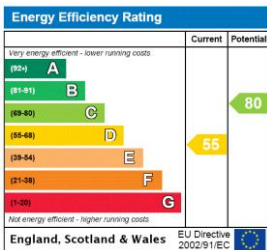
SERVICES: All mains services are connected.





Total area: approx. 121.1 sq. metres (1303.9 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.



Tenure: Freehold

Council Tax Band: E

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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