



CHARLES STREET, DARTMOUTH
£385,000 FREEHOLD

A CHARMING GRADE II LISTED TERRACED 3 BEDROOMED COTTAGE.

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

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SUMMARY: A RARE OPPORTUNITY TO PURCHASE A CHARMING CHARACTER GRADE II LISTED TERRACED COTTAGE OVERLOOKING DARTMOUTH'S VIBRANT MARKET SQUARE

DIRECTIONS: From Market Street, follow the road around the market car park and into Charles Street and the property will be found on the right hand side. On foot from the office, proceed over the market car park and the property is in front of you.

DESCRIPTION: A most attractive Grade II listed terraced home centrally located by the Market Square; a level two minute walk from the beautiful River Dart, galleries, restaurants and shops. The accommodation is full of period features arranged over three floors including the loft. There are two reception rooms, the lounge featuring a fireplace with a multi fuel stove. The ground floor is tiled in natural stone. Three bedrooms over the first and second floor. There is gas fired central heating, a small courtyard and an outhouse housing the gas fired central heating boiler and plumbing for a washing machine. This is a particularly appealing cottage in the centre of town and an early viewing is strongly recommended.

THE ACCOMMODATION COMPRISES:

Entrance door to:

ENTRANCE HALL: With meter cupboard, panelling, ceiling light points, understairs store cupboard, additional tall wall cupboard and radiator.

LOUNGE: Has a feature fireplace with a multi fuel stove set on a slate hearth with oak mantel. Recessed ceiling lights. Sash window with secondary glazing to front overlooking the Market Square. TV aerial point, radiator. Open access through to:

DINING ROOM: With fireplace recess and oak mantel, sash window to rear. Radiator, recessed ceiling lights.

FITTED KITCHEN: With matching cream fronted base cupboards. Stainless steel work surface including integral circular stainless steel sink, drainer and mixer tap. A Stoves double oven with four burner gas hob. The fridge/freezer is also included and there are wall mounted shelves for extra storage. Radiator and part glazed door to the courtyard area.

Stairs rise and turn from the entrance hall to the:

FIRST FLOOR LANDING: With recessed ceiling lights.

PRINCIPAL BEDROOM: A well proportioned room with exposed floor boards, ceiling light point, sash window with secondary glazing to the front overlooking the Market Square and beyond. Spacious multi-use walk-in cupboard with shelves and hanging rail. Radiator and TV point.

EN-SUITE SHOWER ROOM: Shower cubicle with 'Mira Advance' electric shower, wash hand basin, low flush W.C., radiator, extractor and recessed ceiling lights.

BEDROOM 3: Sash window to rear, radiator, recessed ceiling lights.

FAMILY BATHROOM: Three piece suite in white comprising a panelled bath, with 'Mira' shower over and shower screen, low flush W.C. and wash hand basin set into vanity unit. Recessed ceiling lights.

Stairs rise and turn from the first floor landing with door to the left opening into a small shelved room with skylight and light point.

Stairs continue to the:

SPACIOUS LOFT BEDROOM 2: A most attractive room with exposed A frame and tongue and groove panelled ceiling, there are exposed floorboards and walk in dormer with secondary glazed sash window overlooking the Market Square. Radiator, wall light points.

OUTSIDE: Door from the kitchen provides access to the small paved courtyard area. There is a gate providing access over the neighbouring property's garden once a week for the bins to be wheeled onto Ivy Lane. Useful **OUTHOUSE** which houses the 'Vaillant' gas fired boiler providing domestic hot water and central heating. There is also plumbing and space for an automatic washing machine.

POSTCODE: TQ6 9QG

EPC RATING: D

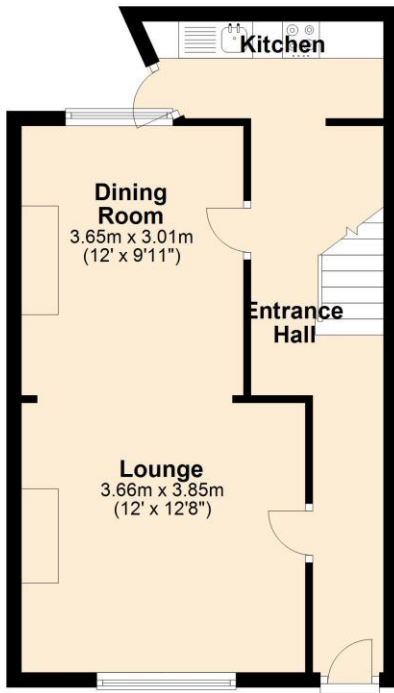
COUNCIL TAX BAND: C

SERVICES: All mains services are connected.

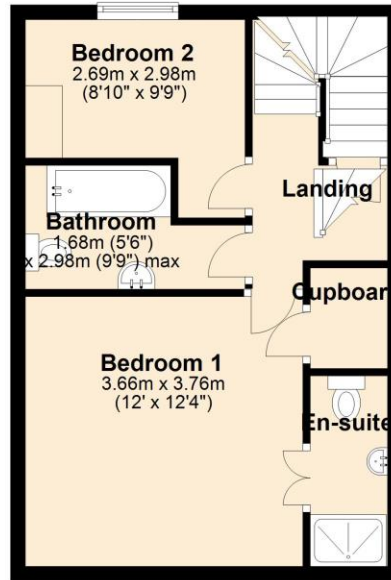
N.B There is no onward chain with vacant possession.



Ground Floor



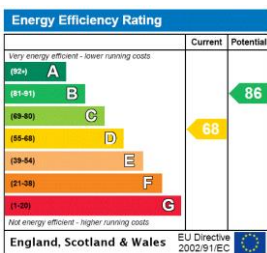
First Floor



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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