



NORTON VIEW, DARTMOUTH
£269,000 FREEHOLD

**A SPACIOUS THREE BEDROOMED HOME
OCCUPYING A POPULAR CUL DE SAC
LOCATION.**

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SUMMARY: A SPACIOUS TOWN HOUSE OCCUPYING A POPULAR CUL DE SAC LOCATION WITH GARAGE, DRIVEWAY, REAR GARDEN AND VIEWS FROM THE FRONT ELEVATION.

DIRECTIONS: From Dartmouth, proceed up College Way passing the Britannia Royal Naval College on your right hand side, continue over the roundabout and on reaching the petrol station on your left, turn right into Seymour Drive. Take the second turning left into Norton View and the property will be found towards the end of the cul de sac on the left hand side.

DESCRIPTION: A spacious town house on this ever popular cul de sac with excellent local facilities at hand. Schools, Lidl's, Sainsburys, petrol station, leisure centre and swimming pools are all a short walk away. There is a regular bus service at the top of the road that takes you into the town centre and beyond if required. The property has the benefit of gas fired central heating and double glazed windows and enjoys super rural views over the rooftops opposite of the rolling South Hams countryside.

THE ACCOMMODATION COMPRISES:

Entrance door to:

ENTRANCE HALL: With radiator and steps up to the stairs to the first floor and door to:

KITCHEN/DINING ROOM: A number of wall and base cupboards, double oven set into oven housing unit, four burner gas hob with filter over. Plumbing and space for an automatic washing machine, plumbing and space for dishwasher, 'Ideal' gas fired combination boiler providing domestic hot water and central heating. Coving, radiator. Recessed ceiling lights, patio doors on to the garden.

From the entrance hall, stairs rise and turn to the:

FIRST FLOOR LANDING: With useful understairs store cupboard:

CLOAKROOM: Two piece suite in white, comprising low flush W.C., wash hand basin with tiled splash back. Extractor, coving, ceiling light point.

LIVING ROOM: With sliding door onto Juliet balcony, enjoying views over the rooftops opposite to the countryside. Decorative fireplace with 'Adams' style surround, backing and hearth. Ceiling light point, coving, radiator, telephone point and TV aerial point.

BEDROOM 3: Window to rear, coving, ceiling light point and radiator.

Stairs rise and turn to the:

SECOND FLOOR LANDING: With a radiator, access to roof space, coving and **AIRING CUPBOARD** having, radiator and slatted shelf storage.

PRINCIPAL BEDROOM: With wall to wall fitted wardrobes with mirrored sliding doors, coving, ceiling light point, radiator. Window to front enjoying fantastic views over the South Hams rolling countryside. Door to:

EN-SUITE SHOWER ROOM: Three piece suite in white comprising tiled shower cubicle with 'Mira Excel' shower, low flush W.C, corner wash hand basin, part tiled walls, radiator, coving, recessed ceiling lights and extractor. Shaver light/socket.

BEDROOM 2: Window to rear, coving, ceiling light point, radiator.

FAMILY BATHROOM: Three piece white suite comprising panelled bath with grab handles and 'Triton' electric shower over. Low flush W.C., pedestal wash hand basin, shaver socket, part tiled walls, coving ceiling light point and extractor.

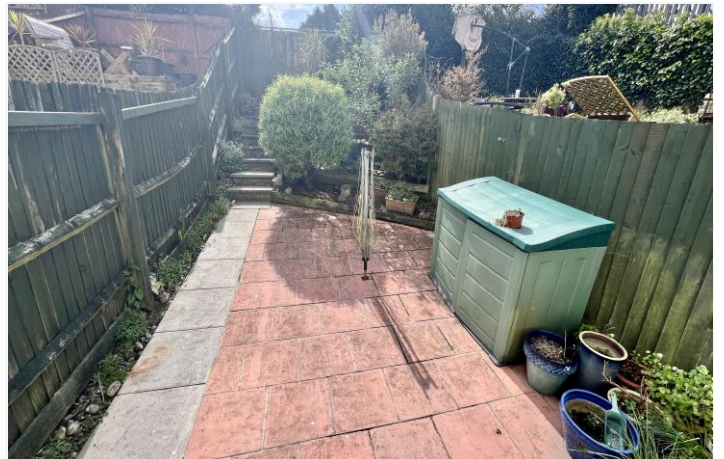
OUTSIDE: The property is approached via a tarmaced driveway with parking, **GARAGE** with up and over door, mezzanine storage level, power and lighting. Cold water supply. A paved path leads from the cul de sac to the porch with meter cupboards either side and front door. Attractive **REAR GARDEN** laid to paving for ease of maintenance, steps rise to the top of the garden with well stocked terraces, a gate provides pedestrian access along the back of the terrace in favour of Number 8. The borders are marked by timber panelled fencing.

POSTCODE: TQ6 9BA

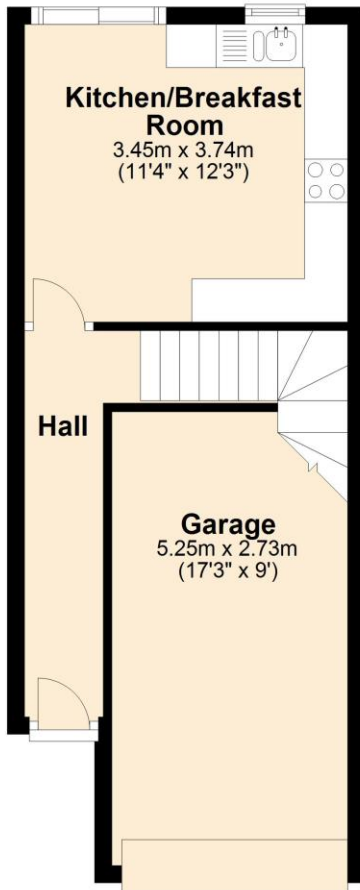
EPC RATING: C

COUNCIL TAX BAND: D

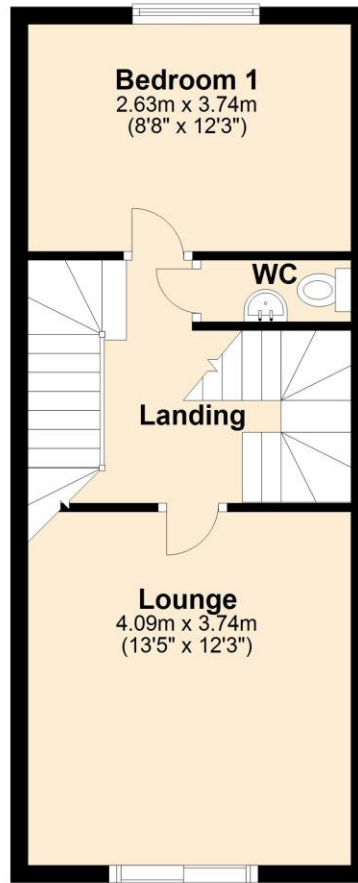
SERVICES: All mains services are connected.



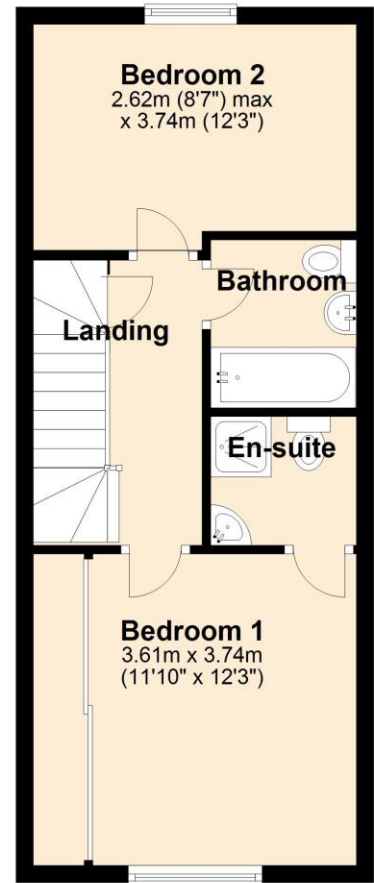
Ground Floor



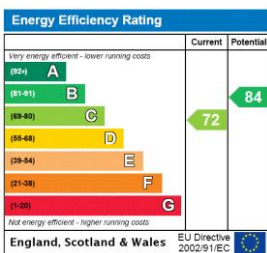
First Floor



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
Term: Expires -
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
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.

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