



6 Thurlestone
Gardens

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Dartmouth, TQ6 9HG

Exeter 41.6 miles

Totnes 11.9 miles

Kingsbridge 13.7

- Quiet cul-de-sac
- Elevated views of town
- Sitting room with balcony
- Conservatory with sea glimpses
- Dining room & separate kitchen
- Garage with utility area
- Generous storage & cellar
- Large garden

Guide price £555,000

SITUATION

Dartmouth is not your average sleepy coastal town, it is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its world famous Royal Regatta and Naval College, Dartmouth is steeped in history and its architecture is unique to the town.

Dartmouth appeals due to the variety of recreational activities available along its embankment, the dynamic range of modern and quirky shops, galleries and eateries, which all combine to offer a quality of life like no other. With over 20 events each year within the area, Dartmouth offers something for everyone.

DESCRIPTION

Arranged over three storeys is this fabulous family property, which appears to be a bungalow when approached from the quiet cul-de-sac that it sits in. The property enjoys fabulous far reaching town and river views from its elevated position. It has a reverse level living concept, with well-proportioned living accommodation that maximises the views. There are a total of four bedrooms, a garage and large gardens.

ACCOMMODATION

The property is accessed via the top floor, which holds an impressive entrance hallway with doors leading to the principle rooms and stairs down to the bedrooms. There are double doors into the living room, which has impressive views over the town and doors on to the balcony. Off the living room is a fabulous conservatory which forms part of an extension, with elevated views over town. The dining room



A four bedroom reverse level family home in a quiet cul-de-sac with superb elevated views over town, a garage and a large garden.





has a semi open plan concept to the living room and has a feature fireplace and a return door to the hallway. The kitchen is separate and to the rear of the property, it has space and plumbing for all appliances and a range of base and eye level cupboards for storage. At the end of the hallway is a convenient coat storage room and WC, which then accesses the garage, which has plenty of storage space beyond housing a vehicle.

The ground floor accommodation comprises the master bedroom suite to one end, with generous storage within fitted wardrobes and an ensuite three piece bathroom, which also houses the airing cupboard. There are two further double bedrooms in the centre of property and one larger bedroom to the other end, which is currently arranged as a study. All the bedrooms have fabulous views due to the elevation of the property. There is a family shower room and a storage cupboard, with stairs continuing to the lower ground floor.

The lower ground floor utilises some cellar space to provide generous storage and there is a rear access door to the back garden.

OUTSIDE

The front of the property has a driveway which approaches a single garage. There are pedestrian steps to a pathway which leads to the front door. To one side of the pathway is an area of decking; to the other is a patio. The property has access to one side which leads to the rear garden. The rear garden is pleasantly landscaped and of a generous size, it is mainly laid to lawn and is enclosed by mature shrubs and hedges. There is a large patio area which enjoys a sunny orientation.

SERVICES

It is understood that all mains services are connected.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

DIRECTIONS

Proceed along Duke Street towards Victoria Road, follow the road uphill and around a sharp right hand corner. After a short distance you will see a right hand turn to Mount Boone. Turn right into Mount Boone and then almost immediately right again in to Thurlstone Gardens. Number 6 will be found directly ahead of you.

DARTMOUTH OFFICE

Situated in the heart of Dartmouth adjacent to the historical Butterwalk on Duke Street, Stags Dartmouth benefit from a dedicated sales and lettings department. Scott, Lyn, Gerry, Emily and Jane have been repeatedly commended for their dedication to customer service and professionalism.



Approx. Gross Internal Floor Area
193.3 Sq Metres 2081 Sq Ft (Includes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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