



**STAGS**

24 Ford Valley



# 24 Ford Valley

Dartmouth, TQ6 9ED

Totnes 13 miles   Kingsbridge 14 miles   Exeter 40 miles

- Town Centre Location
- Character features
- Ornate gardens
- Double glazing throughout
- Refurbished garage
- Walk to town
- Small Orangery
- Viewing highly recommended

**Guide price £280,000**

## 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 for its variety of recreational activities on offer along its embankment and with its dynamic range of modern and quirky shops, galleries and restaurants, it offers a quality of life like no other. With over 20 events each year within the area, Dartmouth offers something for everyone.

## DESCRIPTION

A south facing two bedroom attached character home within walking distance of the town centre. The property has many period and characterful features yet has been modernised too and has double glazing throughout. Due to its elevated position there are some fabulous views towards town. The front and rear gardens have tiered terraces which are private and a real gem for a garden enthusiast. There is a single garage.

## ACOMMODATION

A wooden front door with unique stained glass window leads into the entrance hall. The hall has ornate restored period tiling with



A south facing two bedroom character home within walking distance of town with delightful private tiered gardens and garage.







intricate detailing and stairs leading to the first floor. The sitting / dining room runs from the front to back of the property and has a large front aspect bay window overlooking the terrace. Wood strip varnished and restored cedar floorboards are exposed and there is a feature Art Nouveau fireplace which is open.

The kitchen has a range of base and eye level cupboards, a ceramic Villeroy & Bosch sink with a swan neck mixer tap, a built in Neff microwave, dual ovens and a ceramic hob. There is under stair storage. To the rear of the property is a year round pine floored conservatory housing a utility area. Upstairs are two double bedrooms with exposed restored cedar floorboards and a tiled family bathroom which overlooks the garden with a wash hand basin, wc, shower over bath and a heated towel rail.

### OUTSIDE

A real gem for a true garden enthusiast as the orientation is southerly. The front has three terraces, the lower of which has a range of herbal and perennial planting with a wide variety of bright colours. The middle and top terraces are private and enclosed and perfect for enjoying the sunshine or al fresco dining. There is a variety of well established fruiting vines. The rear garden is also terraced and has an orangery, being the perfect environment for growing tropical plants year round due to being double glazed. There is a single garage with a recently replaced pitched roof and 'up and over' door within the property boundary. There is side access to the rear garden and an outside water tap.

### SERVICES

It is understood that all mains services are connected.

### LOCAL AUTHORITY

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

### VIEWING

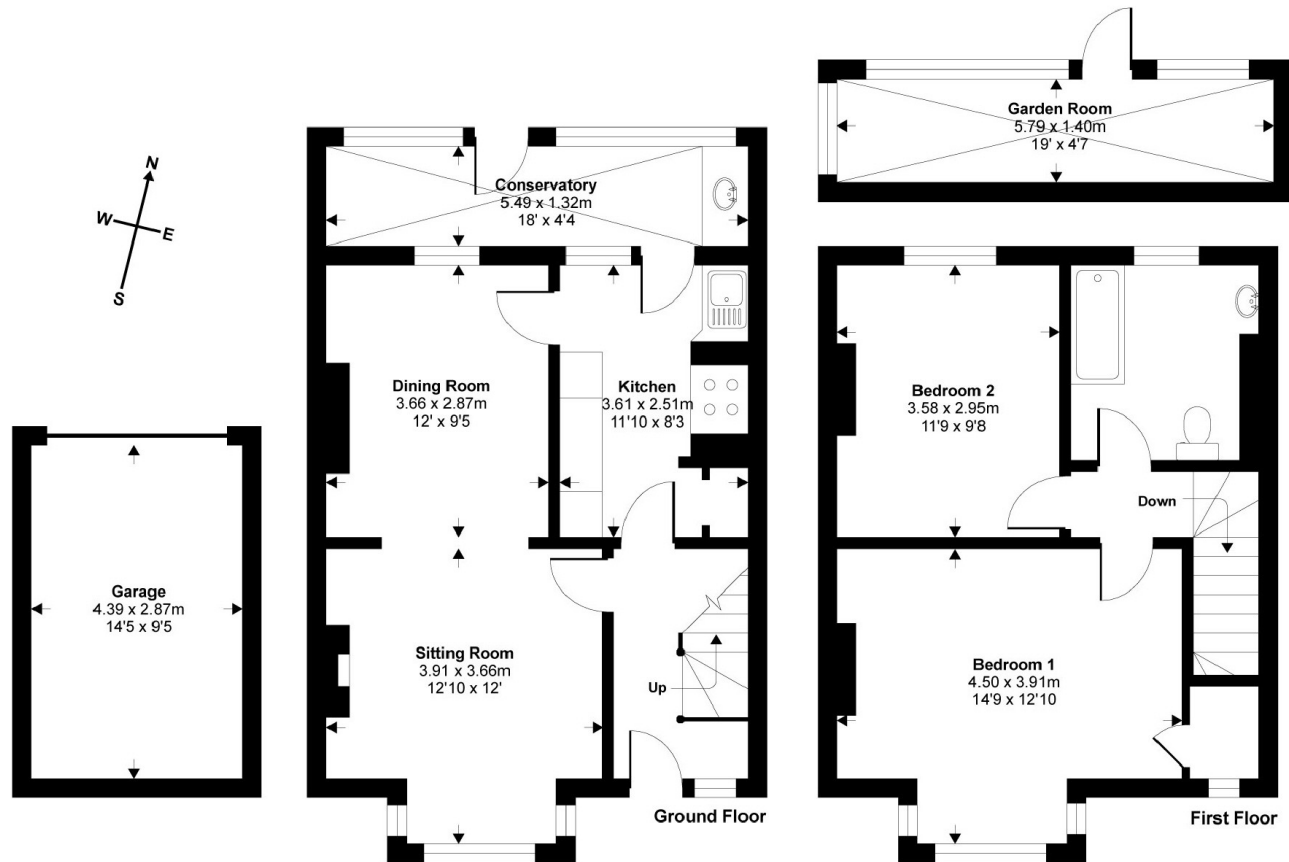
Strictly by appointment through Stags Dartmouth on 01803 835336.

### DIRECTIONS

From our office in Duke Street, turn left and continue along Victoria road. Continue a short way up the hill and the turning to Ford Valley will be seen on your right hand side. Proceed into the road and the property will be found about halfway up the road on the right hand side.



Approx. Gross Internal Floor Area  
100.4 Sq Metres 1081 Sq Ft (Excludes Garden Room & Includes Garage)



Copyright nichecom.co.uk 2017 Produced for Stags  
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.



Stags  
9 Duke Street, Dartmouth, Devon, TQ6 9PY  
Tel: 01803 835336  
dartmouth@stags.co.uk

