



Agra Villas

Brixham Road, Kingswear, Dartmouth, Devon TQ6 0BA

THE
coastal
HOUSE | ESTATE AGENTS

Agra Villas

£395,000

Superbly presented Victorian house with magnificent views over the River Dart and Britannia Royal Naval College

Spacious semi-detached family home in the heart of pretty Kingswear village. The property offers three double bedrooms including a master bedroom with ensuite shower room on the top floor. Period features have been retained throughout and stunning close views of the River Dart and Dartmouth may be enjoyed from rooms to the front of the property as well as from the terrace patio.

Close to all local amenities and ferries to Dartmouth this property offers spacious accommodation inside and out.

- Master bedroom suite taking full advantage of the glorious views
- Two further double bedrooms
- Original features maintained
- Good sized sitting room with log burner
- Freehold. EPC rating E





The property is approached via a pathway shared with adjacent properties which leads to a patio area with stunning views of the River Dart, marina, Dartmouth town and the surrounding countryside.

A double glazed UPVC front door opens to the **HALLWAY** with laminated floor, radiator and original stripped pine doors opening to:

SITTING ROOM Attractive living space featuring a multi-fuel stove with tiled hearth, laminate floor, pendant light fitting, radiator and double glazed window providing superb views of the River Dart.

DINING ROOM Well-proportioned room featuring fireplace with pine mantle, marble effect inset and hearth. Original cupboards with stripped pine doors. Double glazed window to rear **COURTYARD**, radiator, pendant light fitting and original pine door to:

KITCHEN Double glazed window overlooking the rear decked **COURTYARD**. Range of fitted wall and base units with laminate work surfaces and display lighting. Stainless steel sink and drainer, electric oven with hob and stainless steel extractor over. Space for fridge/freezer. Spotlights, radiator, tile effect linoleum and under stairs cupboard housing Worcester boiler. Part glazed uPVC door opens to:

COURTYARD with original storage sheds and passageway around the side of the house to a spacious side return **DECK** and sunny front **PATIO**.

From the **HALLWAY** carpeted stairs lead up to a **LANDING** with double glazed window with attractive creek and countryside views. Under stairs storage cupboard, radiator and original pine doors to:

BEDROOM 2 Double glazed window with superb views of the River Dart and Britannia Royal Naval College. Carpet, pendant light fitting and radiator.

BEDROOM 3 Double glazed window to rear elevation. Carpet, pendant light fitting and radiator.

BATHROOM Double glazed window to side elevation. Panelled bath with hand held shower. Low level w.c., pedestal wash hand basin with light over, part tiled walls, laminate flooring, radiator and spotlights. Door to large storage cupboard with shelving.

Carpeted stairs lead up to the **MASTER BEDROOM SUITE** with double glazed window affording wonderful views of the marina, Dartmouth town and Britannia Royal Naval College. Under eaves cupboards, spotlights, carpet and radiator. Door to **ENSUITE SHOWER ROOM** comprising glazed shower cubicle with fully tiled walls, wall mounted wash hand basin, low level w.c., radiator, extractor fan, double glazed window to rear elevation and spotlights.

OUTSIDE Paved terrace with stunning views of the River Dart, Dartmouth and Britannia Royal Naval College. **PATIO** to front and rear **COURTYARD** accessed from the house or via the **DECK** on the side return.





Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

SERVICES: Mains water, drains, electricity.
Oil central heating (No mains gas in Kingswear)

EPC RATING: Band E

COUNCIL TAX: Band C

TENURE: Freehold

LOCAL AUTHORITY: South Hams District
Council t: 01803 861234

DIRECTIONS: From the Kingswear office turn right and walk towards the Banjo. Continue passed the bus stop and onto Brixham Road. Agra Villas can be found a little way along on the right hand side.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Coastal House, for the vendor of the property whose agents they are, give notice that:

1. These particulars are produced in good faith, as a general guide only and do not constitute part of a contract.

2. No person in the employment of The Coastal House has any authority to make or give any representation or warranty whatsoever in relation to this property.

14 Mayors Avenue, Dartmouth, Devon TQ6 9NG

01803 835 788

info@thecoastalhouse.co.uk

Coastal House Ltd Registered Office: 14 Mayors Avenue, Dartmouth, Devon, TQ6 9NG

7 Fore Street, Kingswear, Devon TQ6 0AD

01803 752 321

info@thecoastalhouse.co.uk

Registered in England & Wales: No 9447216



THE
coastal
HOUSE | ESTATE AGENTS

www.thecoastalhouse.co.uk