

Agra Villas Brixham Road, Kingswear, Dartmouth, Devon TQ6 0BA



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 pines 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.

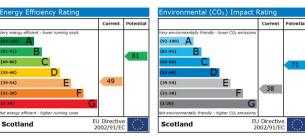
BEDROOM 3 Double glazed window to rear elevation. Carpet, pendant light fitting and radiator.

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.





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.

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