



6 Mount Boone Way

6, Mount Boone Way, Dartmouth, Devon TQ6 9PL



Totnes 11.9 miles; Kingsbridge 13.6 miles;
Exeter 42.6 miles

A detached 2-bedroom bungalow set in an elevated position, with a large garage, parking, rear gardens and terrace with far-reaching views. Occupying a good-sized plot in the desirable Mount Boone Way.

- 2 Bedrooms
- Accessible loft
- Bay-fronted sitting room
- Large garage with inspection pit
- Driveway parking
- Good-sized rear terrace and gardens
- Far-reaching views
- Freehold
- Council Tax Band: E.

SITUATION

Dartmouth is widely regarded as one of South Devon's most desirable coastal towns, set on the banks of the River Dart and known for its vibrant harbour, historic architecture and excellent range of independent shops, galleries and restaurants. The town also hosts the renowned Royal Regatta and is home to Britannia Royal Naval College. The surrounding area offers outstanding coastal and countryside scenery with access to the South West Coast Path, nearby beaches and sailing on the River Dart.

The nearby town of Totnes provides a mainline railway station with services to London Paddington, offering convenient connectivity, while the wider South Hams continues to be celebrated for its natural beauty and quality of life.

DESCRIPTION

Set in an elevated position on Mount Boone Way, with a partially stone façade, driveway and large garage with inspection pit for the budding mechanic. Flexible accommodation offers two bedrooms and a large sitting room spanning the width of the property, with views towards the River Dart and Britannia Royal Naval College. The loft has been given stepped access, making this a useful space.

The extensive terrace takes in some views down the valley to the River Dart, with a further garden area below offering potential.

ACCOMMODATION

Entrance door to porch leading through to the main hall. Separate WC with hand wash basin. Fully tiled bathroom with bath, shower enclosure and hand wash basin. Bedroom with patio doors opening onto a decked terrace. Further bedroom/dressing room taking in some good views.

Kitchen with a range of wall-mounted units, built-in oven and 4-ring hob. Space for dishwasher, washing machine and fridge freezer. Glazed door leads out to the rear terrace.

Bay-fronted sitting/dining room with gas fire and patio doors leading out onto the terrace, taking in some splendid views.

GARDENS AND GARAGING

A stone wall frames the front garden, with a gated pathway leading to the front entrance. Driveway to large garage, with additional driveway parking to the left. The garage is also accessed from the rear terrace and has a useful inspection pit for the budding mechanic.

Large rear terrace taking in some splendid views, ideal for entertaining, with steps leading down to a further terrace and gardens.

SERVICES

Mains: electricity, water, drainage, Gas.

AGENTS NOTE

The property was subject to a historic subsidence insurance claim in 2019, attributed to root-induced clay shrinkage associated with nearby vegetation. Remedial works and vegetation management were undertaken through the insurer, and a Certificate of Structural Adequacy was issued in March 2022. The seller advises there have been no issues since.

VIEWINGS

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

DIRECTIONS

From Dartmouth proceed up College Way, passing Britannia Royal Naval College on your right. Turn left into Townstal Road, then left into Mount Boone. Take the first turning on your left into Mount Boone Way where number Six can be found on the right-hand side.

What3words: boom.duties.diverting

Guide Price £500,000

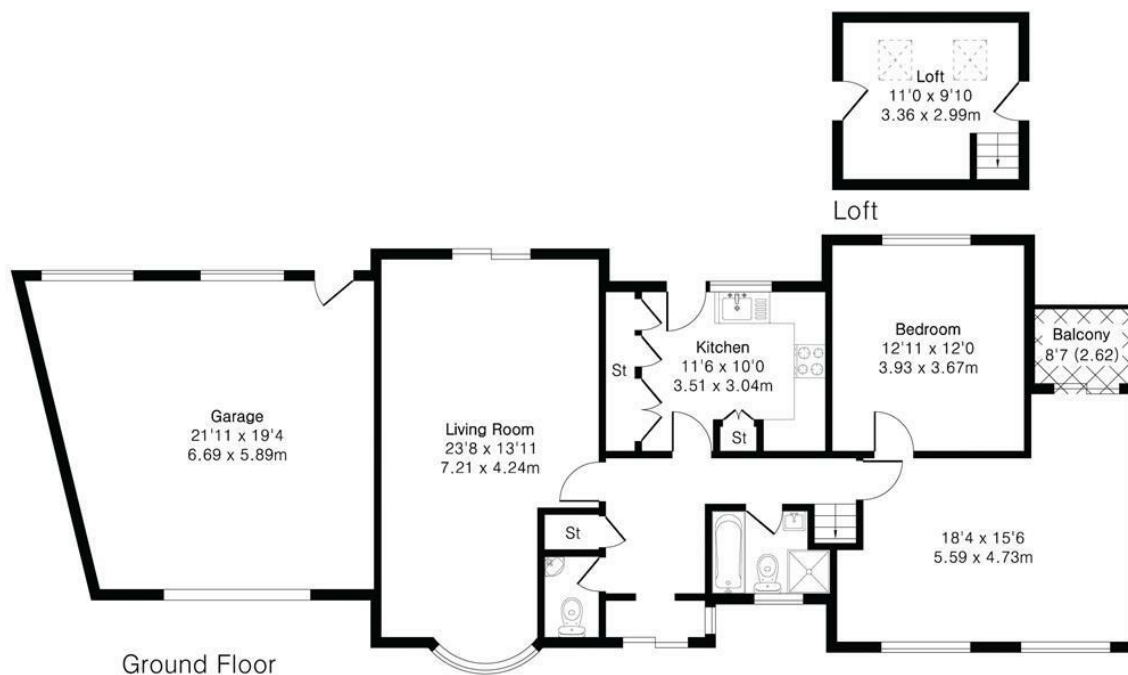


Approximate Gross Internal Area 1133 sq ft - 105 sq m (Excluding Garage)

Ground Floor Area 1025 sq ft – 95 sq m

Loft Area 108 sq ft – 10 sq m

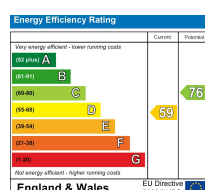
Garage Area 378 sq ft – 35 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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