

40, Ford Valley, Dartmouth, Devon, TQ6 9ED







Totnes 13 miles Plymouth 30 miles Exeter 41 miles

A characterful mid-terrace home with 2 double bedrooms, parking and elevated decked terrace.

- No onward chain
- Parking
- 2 Bedrooms
- South facing
- Elevated rear terrace
- Short walk into town
- Freehold
- EPC band: E
- Council Tax: C

## Guide Price £240,000

### SITUATION

Nestled where the river Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobbled streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. The deep-water harbour serves as a magnet for sailing enthusiasts worldwide, while the stunning Devon coastline lies just moments away. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington, making this charming riverside haven surprisingly accessible.

### DESCRIPTION

Ford Valley is a quiet residential area yet is conveniently situated for easy access to the town centre and River Dart. With the beautiful River Dart less than a ten-minute walk away the property is well positioned for enjoying all of the many amenities on offer. Being so close to the town centre makes this an ideal main home for those working or relaxing nearby. It could also form a wonderful second home, being within walking distance of the South West Coast Path and ideally placed for exploring the surrounding coast and countryside before you lock up and leave. This charming mid-terrace brick home in Dartmouth offers bright, south-facing accommodation with abundant period character throughout. The ground floor features a bay-windowed sitting room with fireplace and picture rails, a wood-panelled dining room, and a well-equipped kitchen. Upstairs, two generous double bedrooms are served by a contemporary shower room. Outside, a paved driveway provides parking, while at the rear, an elevated decked terrace offers an ideal entertaining space with valley views towards the town centre.

### ACCOMMODATION

The front door opens into an entrance hall leading through to the sitting room, where a handsome bay window overlooks the street and bathes the space in natural light thanks to its south-facing aspect. A fireplace and elegant picture rails add period charm to this welcoming reception room. Adjacent to the sitting room, the dining room showcases attractive wood panelling and provides convenient access to an understairs storage cupboard and a door leading to the exterior. The kitchen is fitted with a practical range of wall and floor units complemented by tiled surrounds. An integrated electric oven and hob are included, along with space for a fridge.

Upstairs, the first-floor landing features a generous storage cupboard and leads to two well-proportioned double bedrooms. The principal bedroom enjoys dual-aspect windows to the front, while the second bedroom benefits from a built-in wardrobe and features a characterful fireplace. Both bedrooms are served by a modern shower room, complete with a spacious walk-in shower, WC, wash hand basin and heated towel rail.

### OUTSIDE

A paved driveway at the front provides convenient off-road parking for one vehicle. At the rear, steps ascend to a raised decked terrace, an ideal spot for outdoor dining and entertaining while taking in pleasant views that stretch down the valley towards the town centre and the River Dart. Please note a right of way runs along the rear of the terrace.

### TENURE

Freehold.

### SERVICES

Mains electricity, water and drainage. Electric radiators throughout.

### LOCAL AUTHORITY

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

### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

### DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and turn right onto Ford Valley. Follow the road up the hill where you will find the property on the right hand side.











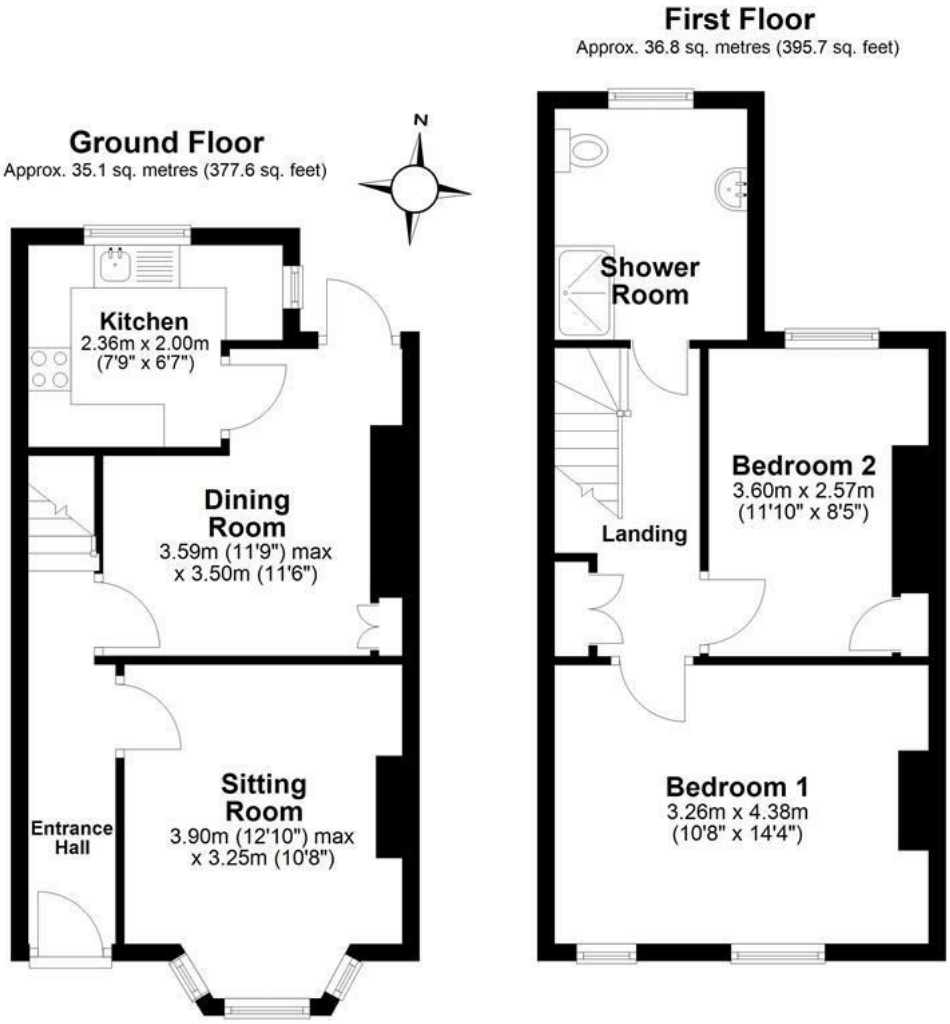


Total area: approx. 71.8 sq. metres (773.3 sq. feet)

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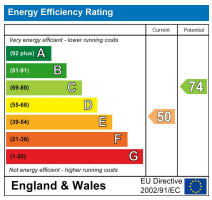
STAGS

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