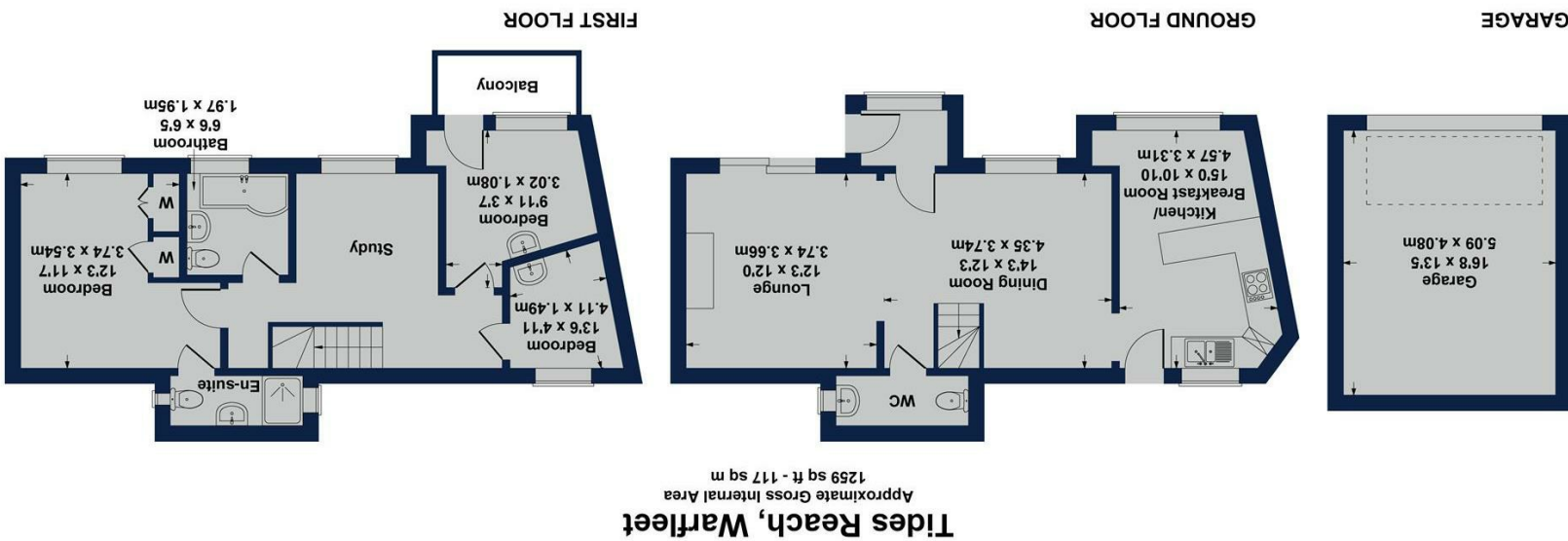
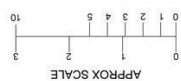




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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



Tides Reach, Warfleet
Dartmouth
Price £1,000,000

Tides Reach, Warfleet, Dartmouth, TQ6 9BZ

On the water’s edge! Often requested and seldom found. The photos tell it all! Cocktails and sundowners on the lawn while other members of the family and guests take to the water from their own private steps. Your lifestyle will take on a totally new dimension once you are installed! Haven’t you ever wanted your own running mooring? Summers will take on a whole new meaning once you have moved in!

DIRECTIONS

From Dartmouth’s town centre take the road out to Dartmouth Castle. Drive on along Southtown towards Warfleet with the river on your left. Tides Reach will be on your left once you pass Paradise Point before you take the turning to head to Dartmouth Castle. (The name is on the gate) Should the road from Dartmouth to Dartmouth Castle be closed the property can be found if you approach from Weeke Hill.

RECEPTION HALL

Double glazed window to front with views over the water, radiators, staircase to first floor, built-in cupboards, understairs storage cupboard, door to separate WC, tiled floor, door to kitchen.

SITTING ROOM

Double glazed patio doors to patio with views over the water, radiator, stone-built fireplace with gas coal flame effect insert, tiled floor, recessed ceiling downlighters.

SEPARATE WC

Double glazed frosted window to side, close coupled WC, pedestal wash hand basin, tiled floor, recessed ceiling downlighters.

KITCHEN/DINER

Dual aspect room with double glazed window and double glazed door to rear aspect, double glazed window to front aspect with views over the water, range of modern base and wall mounted cupboards and drawer units, solid wood worksurfaces, inset 2 1/2 bowl single drainer stainless steel sink with swan neck mixer tap, water softener tap, in 'NERF' four ring gas hob, built-in 'NERF' stainless steel double oven and grill, stainless steel extractor chimney hood, space and plumbing for a dishwasher and also a washing machine. Radiator, tiled floor, ceiling mounted spotlights.

FIRST FLOOR LANDING/STUDY AREA

Double glazed sliding doors to front aspect with views over the water, radiator, doors to;

BEDROOM ONE

Double glazed window and double glazed door to front aspect leading out the balcony with views over the water, radiator, doors to;

BEDROOM TWO

Double glazed sliding windows to front, radiator, built-in wardrobes, loft access hatch, door to ensuite shower room.

ENSUITE SHOWER ROOM

Dual aspect room double glazed frosted windows to both sides, shower enclosure, pedestal wash hand basin, close coupled WC, wall mounted chrome heated towel rail, fully tiled walls, tiled floor.

BEDROOM THREE

Double glazed window to front aspect, radiator, loft access hatch, recessed ceiling downlighters, vanity unit with inset wash hand basin.

BATHROOM

Double glazed frosted window to front aspect, modern white suite comprising panelled shower bath with 'mira sport' electric shower over, pedestal wash hand basin, close coupled WC, wall mounted chrome heated towel rail, fully tiled walls, tiled floor.

OUTSIDE

Steps leading down from Warfleet provide access to the property. Large crazy paved patio area with steps down to a lawned garden, all enjoying views over the water and boarded with established shrubs and trees. Electrically operated steps provide access to private mooring. Under crofts storage area housing the boiler.

GARAGE

Located on the shipway with manual shutter style door.

LOCAL AUTHORITY

South Hams District Council

COUNCIL TAX BAND: G

SERVICES

Mains gas, electricity, water and drainage are connected.

EPC: D

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

