

33 Sandquay Road

Dartmouth

Price £525,000

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Situated close to Dartmouth's town centre, this three-bedroom, end-terraced period home has recently undergone renovations to include a new roof, new kitchen, updated bathroom, new gas fired central heating and extensive cosmetic upgrading benefits from views of the River Dart and across to Kingswear.

SOLD CHAIN FREE.





33 Sandquay Road, Dartmouth, TQ6 9PH

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE LOBBY
Sealed unit with wooden, double glazed sash windows to front, stain glass window to side, radiator, recessed cloak cupboard, vaulted ceiling with beams, door to understairs storage cupboard, doors to.

SEPARATE WC
Frosted double glazed window to rear, close coupled WC, wash hand basin, radiator.

SITTING ROOM
Dual aspect room with ongoing sash window to side, bay window to front with double glazed window to front and sash window either side, views over the River Dart and across to Kingswear, radiator, exposed brick chimney breast, log burner, tiled hearth, built-in cupboard into alcove, picture rail.

DINING ROOM
Dual aspect room with ongoing sash windows to rear and to side aspects, radiator, exposed wooden floorboards, picture rails, dado rail, door to kitchen, door to stairs to first floor.

KITCHEN
Door to side leading out to rear courtyard, newly refitted kitchen with a range of base and wall mounted units, worksurface with single drainer stainless steel sink with designer mixer tap, inset four ring electric induction hob with stainless steel extractor chimney hood above, tiled splash backs, skylight.

INNER LOBBY
Radiator, staircase to first floor.

FIRST FLOOR LANDING
Two loft access hatches, original sash window to side,

BEDROOM ONE
Original sash window to front aspect with views over the River Dart, radiator, fireplace, door to walk-in airing cupboard, picture rail.

BEDROOM TWO
Original sash window to rear, radiator, tiled fireplace, built-in cupboard into alcove, picture rail.

BEDROOM THREE
Window to side with River Dart Views, radiator.

BATHROOM
Frosted glazed window to side, white suit comprising a panelled bath, low level WC, pedestal wash hand basin, radiator, extractor, part tiled walls.

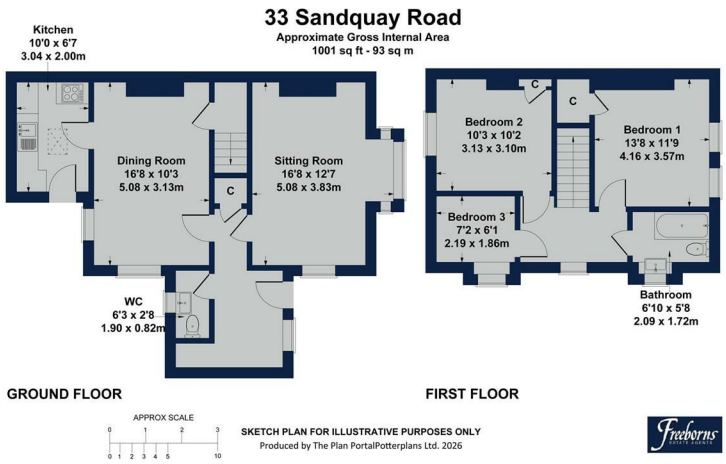
OUTSIDE
Courtyard area, wall mounted gas boiler with wooden box cover, steps leading up to further garden area, garden shed. Courtyard to the front of property with River Dart views.

COUNCIL TAX BAND: D

LOCAL AUTHORITY
South Hams District Council

EPC: E

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.



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