



AVALON

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LOWER CONTOUR ROAD KINGSWEAR DEVON



AVALON

A beautiful family home in the picturesque village of Kingswear on the east bank of the River Dart.

Spacious living room
with balcony

Contemporary styled
kitchen

Glorious River Dart
views

4 ensuite bedrooms

Separate guest suite

Large garage

Private rear deck

Ample parking

Centre of the village

Gross internal floor area (approx.)
160m²

Guide Price £875,000

Dartmouth 3 mins by ferry

Totnes 12 miles – London Paddington 2 hours 50 minutes

Exeter 31 miles – London Paddington 2 hours 4 minutes

All distances and times are approximate



Avalon - Freehold

- This impressive well-presented residence in the centre of Kingswear village boasts spectacular views over the River Dart to Dartmouth and benefits from three ensuite double bedrooms, a separate guest suite, spacious decks and a garage with off street parking.
- Avalon is accessed by steps to the front door which opens to a **HALL** with cloaks cupboard and doors to bedrooms 1 and 2.
- **BEDROOM 1** is a spacious double room with sliding patio doors opening to the front deck affording panoramic views over the river and surrounding countryside. The **ENSUITE** comprises a shower, wash hand basin, and low level w.c..
- **BEDROOM 2** is good sized double bedroom with a full-length window from where stunning river and rural views may be enjoyed. Stairs lead up to the **ENSUITE** comprising a bath, low level w.c., separate shower cubicle, wash hand basin and storage cupboard.
- From the hall, stairs lead up to a half **LANDING** providing access to the **CLOAKROOM** with low level w.c., wash hand basin and airing cupboard. Door to the **UTILITY** which has ample space for storage and spaces for a washing machine and dryer.
- **BEDROOM 3** is double bedroom with **ENSUITE** including shower, wash hand basin and low level w.c..
- Stairs lead up to the full width **LIVING ROOM** with doors opening to the **BALCONY** affording magnificent river views. The living room benefits from an open fire, built-in bookshelves and stunning gable end windows ensuring this is a light and bright space.
- Stairs lead up to the open plan **KITCHEN** and **DINING AREA** with double doors out to the spacious rear **TERRACE** with its River Dart views. The **KITCHEN** is fully fitted in a contemporary style and has two Velux windows and views of the River Dart and beyond.
- Outside is a large single **GARAGE** with electric roller door and off-street parking in front. Above this, with its own entrance is the **GUEST SUITE** comprising a double **BEDROOM**, a light and bright room with gable end windows and a built-in wardrobe. **ENSUITE** with shower, wash hand basin and low level w.c.



About the area:

- Kingswear lies on the east bank of the River Dart in one of the most beautiful estuaries in the South West.
- The brightly coloured houses of this picturesque village overlook the Marina and fishing quay whilst the nostalgic sounds of the Dartmouth Steam Railway resonate along the valley during summer months.
- There is a village store selling local and organic produce, a post office, church, primary school, bistro and inns.
- A short ferry trip across the river enables easy access to the ancient port of Dartmouth with its shops and fine restaurants and further afield to explore the rest of the Devon countryside and coastline.

Local activities and attractions:

- The village has an excellent year round community and offers a range of activities and societies including art, fitness, golf, local history, ramblers, as well as sailing.
- For the enthusiastic yachtsman there is Darthaven Marina and the Royal Dart Yacht Club both a stone's throw away and for the golfers there are local courses in Churston, Dartmouth and further afield.
- Dartmouth Royal Regatta is a highlight of the calendar with its racing on the water, music and delicious food to sample.
- Glorious unspoilt beaches on National Trust land are close by and the Southwest coastal path runs through the village enabling you to enjoy the Devon countryside..

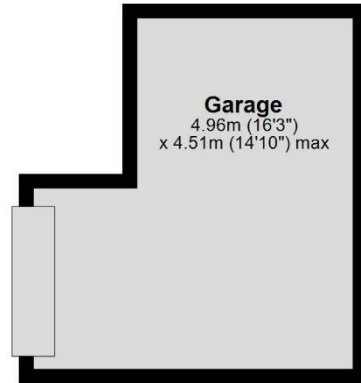
Transport:

- The new Devon link road enables easy access to Exeter, the M5 and beyond.
- There are frequent rail services from Totnes, Newton Abbott and Exeter direct to Bristol, Birmingham, Edinburgh and London Paddington and the steam railway links Kingswear with Paignton and connects with river cruises for day trips and sightseeing.
- Airports providing domestic and international connections are in Exeter and Bristol.

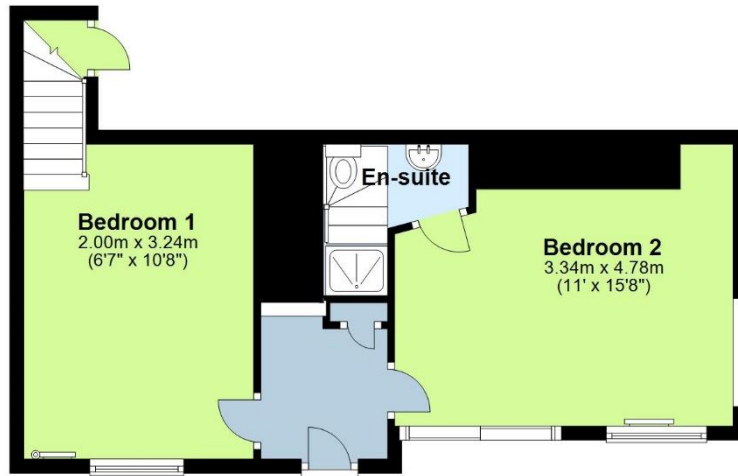


Lowest Ground Floor

Total floor area = 160m²



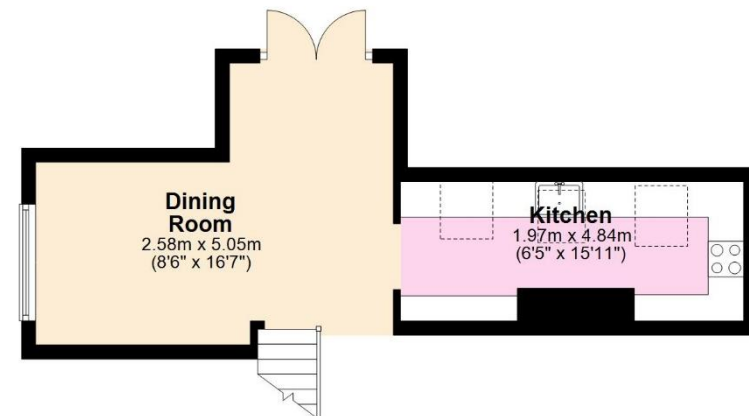
Ground Floor



First Floor



Second Floor



SERVICES: Mains water, drains, electricity. Oil central heating (no mains gas in Kingswear)

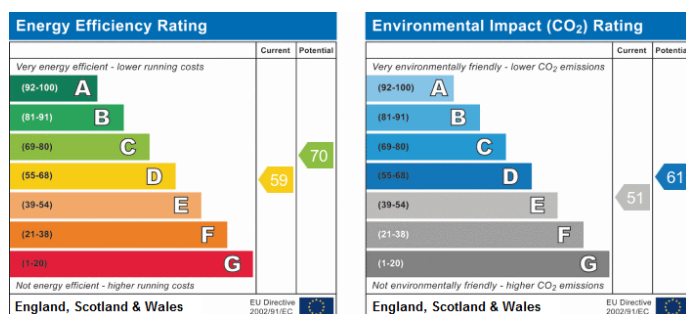
COUNCIL TAX: Band G

EPC: Band D

TENURE: Freehold

LOCAL AUTHORITY: South Hams District Council

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