



**10 Dittisham Court, Riverside Road, Dittisham,
Dartmouth, TQ6 0HS**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





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A three bedroom end terraced barn conversion situated in this picturesque riverside South Hams village, with 3 bedrooms, river views, parking and garden.

This lovely property is spread over three floors, and is well presented throughout. The accommodation is light and spacious and the property benefits from a lovely garden and allocated parking for 2 vehicles. There are 3 bedrooms arranged over 2 floors. The main bedroom is situated on the second floor and is a lovely light room with a stylish shower room. On the first floor there are the 2 remaining guest bedrooms and a family bathroom. The open plan living / dining room is on the ground floor and has double doors leading directly out to the garden. The kitchen is off the main living space and from here there is a useful utility room with cloakroom off.

Outside there is a secluded mature garden with a lawned area and paved dining terrace and there are two allocated parking spaces directly outside the property.

Dittisham Court has the bonus of 4 acres of communal grounds to enjoy with stunning river views. This property would make an ideal home, second home, or an investment opportunity.

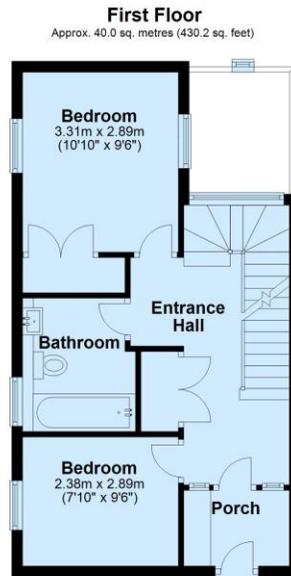
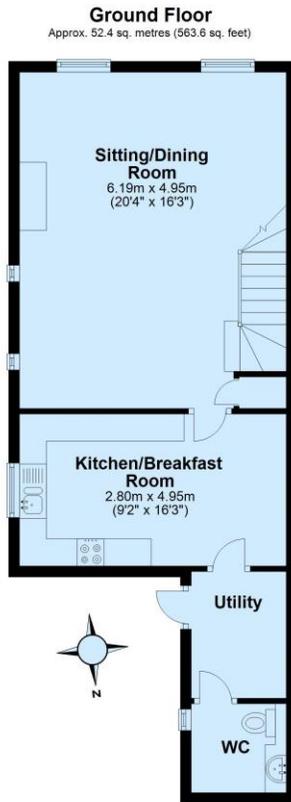
Dittisham is a picturesque Devon village with charming cottages lining the narrow streets. It is one of the most sought after villages in the South Hams and lies on the west bank of the River Dart. It has a medieval church, a popular sailing club, riverside cafe and two public houses, one of which is home to the post office/stores. A passenger ferry service links the village to the port of Dartmouth where there is a good range of galleries, shops, restaurants and excellent marina facilities.

KEY FEATURES

- Charming Grade II Listed Barn Conversion
- 3 Bedrooms, 2 Bathrooms
- Open Plan Living Space
- Nice Private Garden & Dining Terrace
- Allocated Parking For 2 Vehicles
- Service Charge of £617-83 Every Six Months
- Ground Rent Of £1-00 p.a.
- Mains Electricity & Water. Private Drainage
- Oil Fired Central Heating

BEDS 3 | BATHS 2 | RECEPTS 2 | EPC TBC | COUNCIL TAX Band F | TENURE Freehold

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Total area: approx. 125.9 sq. metres (1355.1 sq. feet)



DIRECTIONS

Proceed out of Dartmouth towards Totnes. After approximately 3 miles turn right at the Sportsmans Arms, Hemborough Post, signposted to Dittisham. On entering the village turn right onto Riverside Road just after The Red Lion Inn. Pass the church on your left and the entrance to Dittisham Court will be seen immediately on your left.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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