



**3 Keeper's Cottage, Hillfield Village, Bugford,
Dartmouth, TQ6 0LX**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





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A charming property situated in the old walled garden of this popular development on the outskirts of Dartmouth with 2 bedrooms, open plan living space, terrace and allocated parking.

The property is beautifully presented throughout and comprises of a light and spacious open plan living area with vaulted ceiling and French doors opening out to a decked seating area. The well fitted kitchen is equipped to a high standard and includes integral appliances. The stunning main bedroom is also on the ground floor and has an en-suite bathroom and there is also a family shower room. Stairs lead to a galleried room currently used as a bedroom but which could be a further living space.

For holiday use/2nd home use only.
Estate Service Charge £1288 p.a.

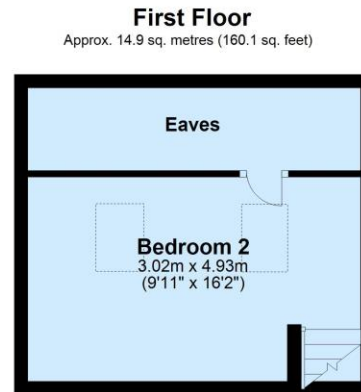
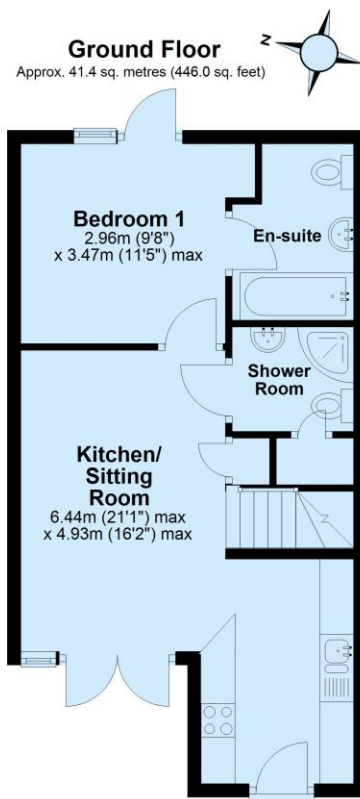
Hillfield Village occupies a tranquil rural setting promoting a relaxed yet active outdoors lifestyle, situated just a couple of miles outside of Dartmouth. Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the South West. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

KEY FEATURES

- Pretty end terraced cottage
- Situated in the old walled garden
- Light filled open-plan living space
- Master bedroom with en-suite
- Galleried bedroom 2
- Decked terrace
- Private allocated parking
- Freehold
- Estate Service Charge £1288-00p.a.
- Mains electricity and water. Private drainage
- Electric heating & electric water heating

BEDS 2 | BATHS 2 | RECEPTS 1 | EPC E | COUNCIL TAX Band C | TENURE Freehold

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190
dartmouth@marchandpetit.co.uk www.marchandpetit.co.uk



Total area: approx. 56.3 sq. metres (606.1 sq. feet)



DIRECTIONS

Proceed out of Dartmouth on the A3122 driving through Norton. Take the second left onto Bugford Lane and after about ½ mile, the entrance to Hillfield Village will be found on the 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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