

# WAYSIDE DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







# WAYSIDE

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A turn key renovated semi-detached bungalow in a lovely elevated position near the town centre.

Just a few minutes' level walk from the heart of town and the scenic River Dart, this newly refurbished two-bedroom semi-detached bungalow offers a opportunity to enjoy a peaceful yet central lifestyle. Set in an elevated position at the beginning of Ferndale, the property benefits from attractive views across the town from the sitting room, bedroom 2 and the terraced rear garden.

The current owner has completed a comprehensive renovation, making the home ready to move in to.

Ideal as a permanent residence or a convenient town-centre bolthole, the accommodation is arranged on one level and features a welcoming entrance hall with all rooms leading off. The spacious sitting room has a large window at the front, offering a charming outlook over the town. The stylish kitchen is fitted with a range of contemporary wall and base units and a back door opening directly onto the garden.

There are two comfortable bedrooms and a modern family bathroom with a shower over the bath. A pull-down ladder provides access to a useful loft room offering excellent additional storage or potential for use as a hobby space.

Outside, a path leads through the sloping front garden, which is partly laid to lawn with mature planting, and gives access to a handy under-property storage room. The rear garden is generously sized, terraced and mainly lawned, and makes the most of the peaceful setting and attractive views. with an excellent paved dining terrace, a really lovely spot to relax.

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 area. 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.



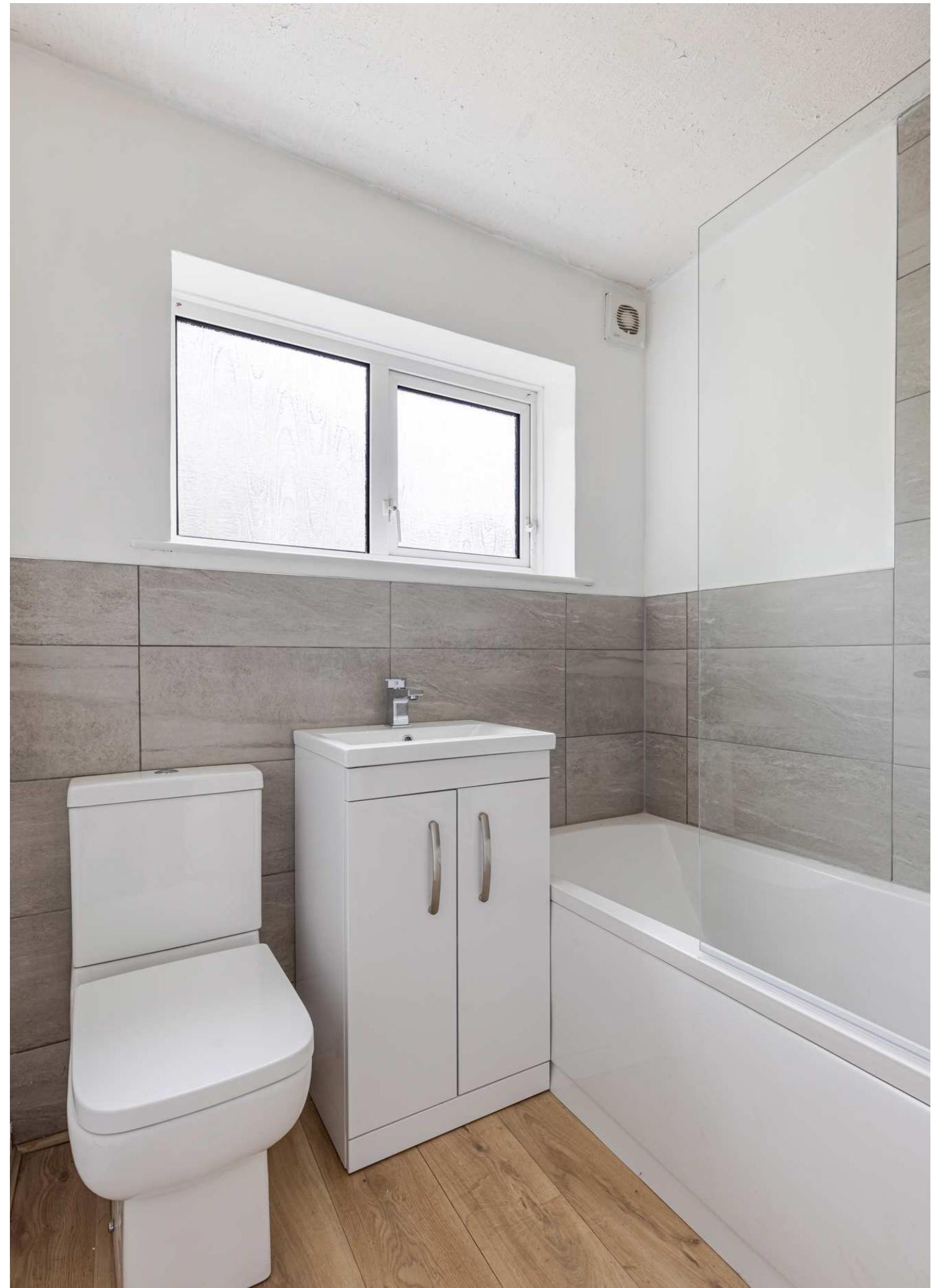




## KEY FEATURES

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- Renovated And Move-In Ready
- Semi Detached Bungalow
- 2 Bedrooms
- New Modern Contemporary Kitchen
- Stylish Family Bathroom With Shower Over Bath
- Useful Good Sized Carpeted Loft Room With Pull Down Ladder
- Generous Terraced Rear Garden & Paved Dining Terrace
- 5 Minute Level Walk To The Town Centre & River Dart
- Quiet Elevated Position









# PROPERTY DETAILS

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## Property Address

Wayside, Ferndale, Dartmouth, Devon, TQ6 9QU

## Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles.  
All mileages are approximate.

## Services

Mains electricity gas water and drainage. Gas fired central heating

## EPC Rating

Current: D, Potential: C

## Council Tax Band

C

## Tenure

Freehold

## Authority

South Hams District Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From the Dartmouth office turn right passing the Boat Float on your right hand side. Turn left on to Duke Street which in turn becomes Victoria Road. At the crossroads just beyond the Bowling Green, turn left and immediately right in to Ferndale where the property is on the left hand side

## Viewing

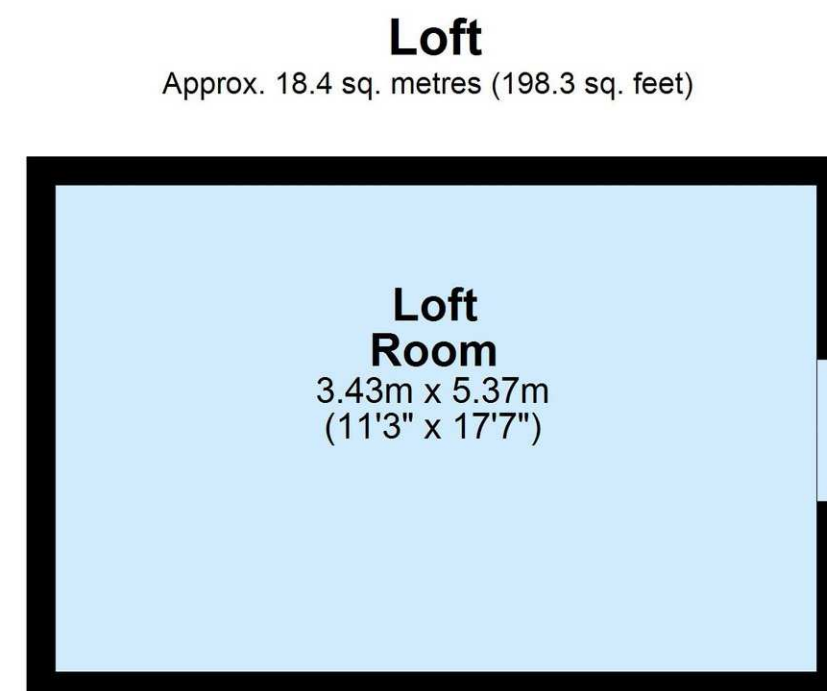
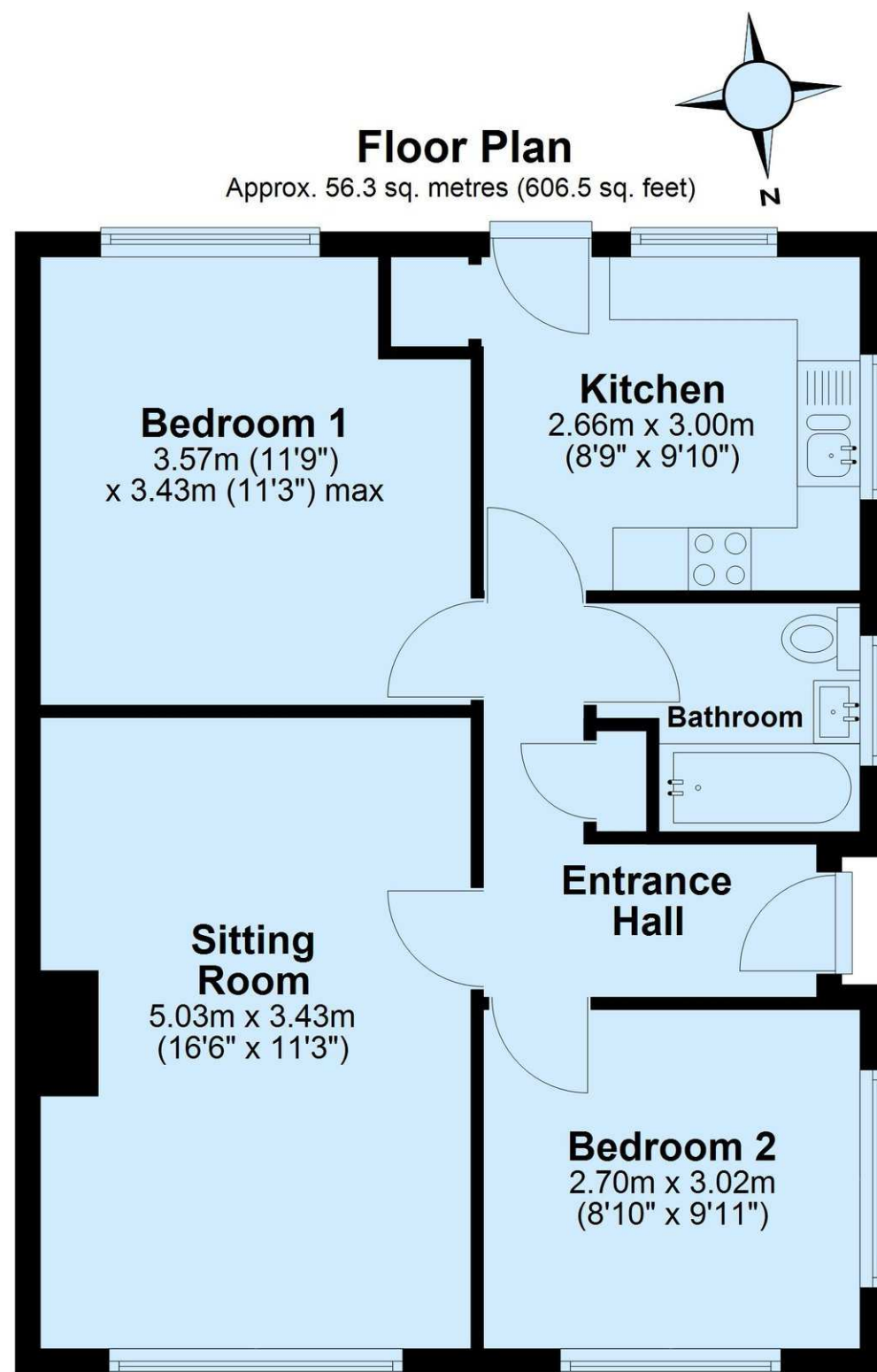
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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.



# FLOOR PLAN



Total area: approx. 74.8 sq. metres (804.8 sq. feet)





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Dartmouth Office

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