

# 33 CHURCHFIELDS DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







## 33 CHURCHFIELDS

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This recently renovated detached bungalow combines a stylish contemporary interior with a wonderfully warm and homely ambiance. Set in an elevated position with pretty views across Dartmouth to the River Dart and surrounding countryside, the property enjoys a highly regarded residential location in this ever-popular riverside town.

The light and spacious accommodation is arranged on one level and begins with an inviting entrance hall leading through to the open-plan kitchen and dining room, well fitted with a range of wall and base units and integrated appliances, with a door opening directly to the garden. The sitting room is a particularly lovely space, filled with natural light from a large picture window and sliding patio doors which open onto the paved side terrace, perfectly framing the views across the town and river. There are two double bedrooms, the principal bedroom benefitting from a good range of built-in wardrobes, along with two stylishly appointed shower rooms.

The gardens have been thoughtfully designed for ease of maintenance, with mature planting to both the front and rear and a variety of attractive seating areas. These include a raised paved dining terrace, a decked seating area, and a charming garden bar room, creating versatile spaces for relaxation and entertaining. To the front, the property offers a garage and driveway parking for two additional cars. The property is within a few minutes walk of a bus stop, giving access to buses to the Town Centre, Totnes and Kingsbridge

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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- Beautifully Presented Detached Home
- Lovely Views Of The River And Surrounding Countryside
- Recently Renovated Throughout
- 2 Double Bedrooms
- 2 Shower Rooms
- Low Maintenance Terraced Front & Rear Garden
- Garage & Driveway Parking









# PROPERTY DETAILS

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**Property Address**

33 Churchfields, , Dartmouth, Devon, TQ6 9HH

**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: C Potential: B

**Council Tax Band**

D

**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**

Head out of Dartmouth along College Way and take the second left into Church Road. Continue past the small green on the left hand side and turn right into Churchfields. Bear left onto the lower road and the property is on the left hand side.

**Viewing**

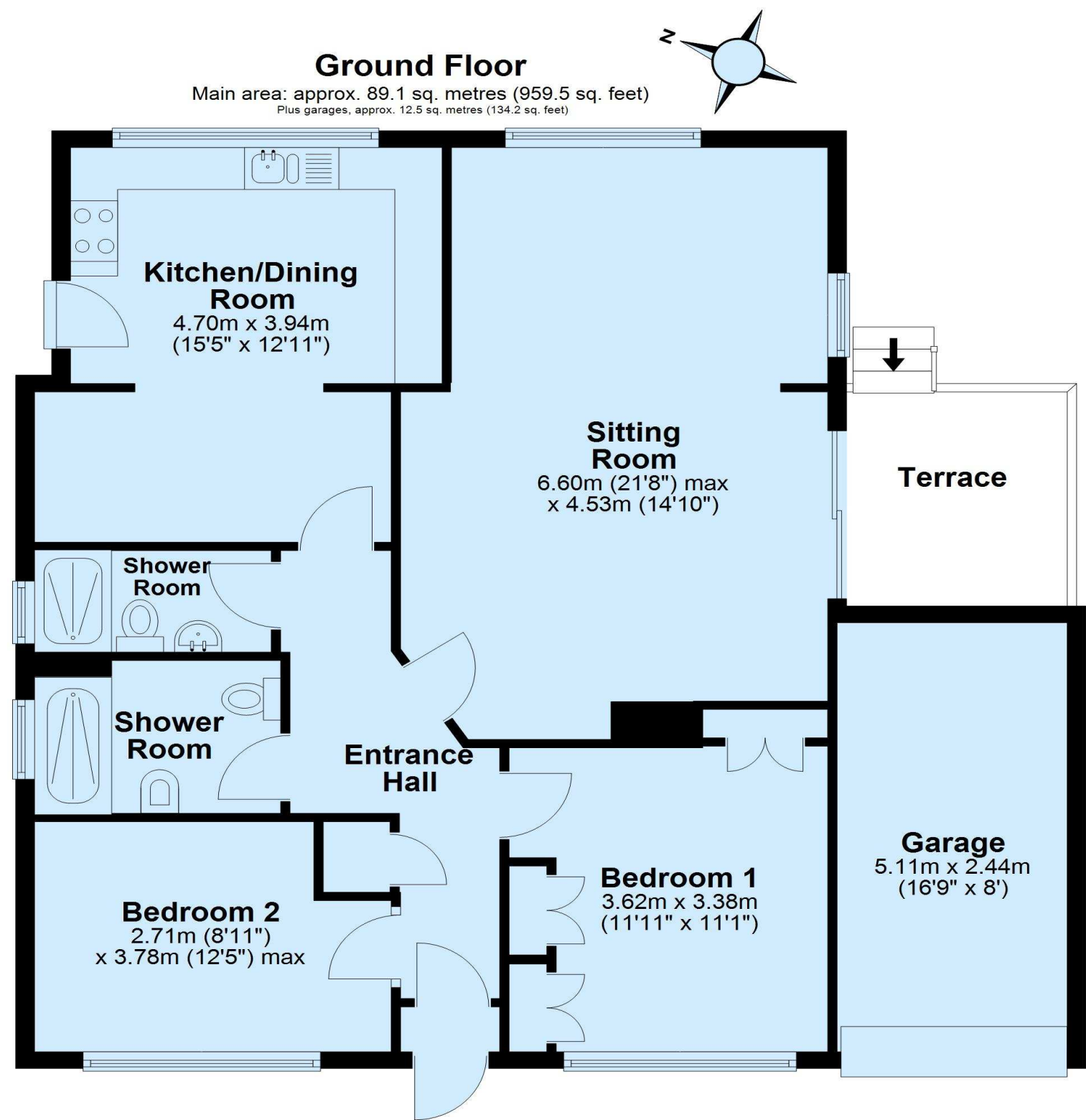
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth.  
Tel: 01803 839190.



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# FLOOR PLAN



Main area: Approx. 89.1 sq. metres (959.5 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.2 sq. feet)





  
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