

69 HERMITAGE ROAD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

69 HERMITAGE ROAD

A 3 bedroom end terrace family home in a quiet tucked away position towards the end of a cul de sac.

Tucked away towards the end of a quiet cul-de-sac, 69 Hermitage Road is a well-presented end-terrace home enjoying an elevated position at the top of the town. Ideally located, it is close to local schools, supermarkets, the leisure and wellbeing centres, as well as being served by a nearby bus route.

The property offers a welcoming entrance porch which opens into a light and spacious sitting room, featuring a fireplace surround with electric stove and a useful understairs cupboard. To the rear, the kitchen and dining room is well fitted with a good range of wall and base units, a built-in oven and hob, and a door leading directly to the garden.

Upstairs, there are three bedrooms, two comfortable doubles and a single, together with a modern family bathroom.

Outside, the front garden is terraced and laid to lawn, with a pathway down the side of the house providing access to the rear. The back garden is attractively terraced, with a paved dining terrace immediately outside the kitchen and two further paved levels offering excellent outdoor space. An allocated parking space lies at the front of the house, with additional on-street parking also available.

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.



PROPERTY DETAILS

Property Address

69 Hermitage Road, , Dartmouth, Devon, TQ6 9TD

Mileages

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

Services

Mains electricity water and drainage . Gas fired central heating

EPC Rating

Current: 70, Potential: 85

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Key Features

- End Terrace Family Home
- Well Presented Throughout
- 3 Bedrooms
- Quiet Cul De Sac
- Close To A Bus Route
- Front & Rear Garden
- Allocated Parking

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

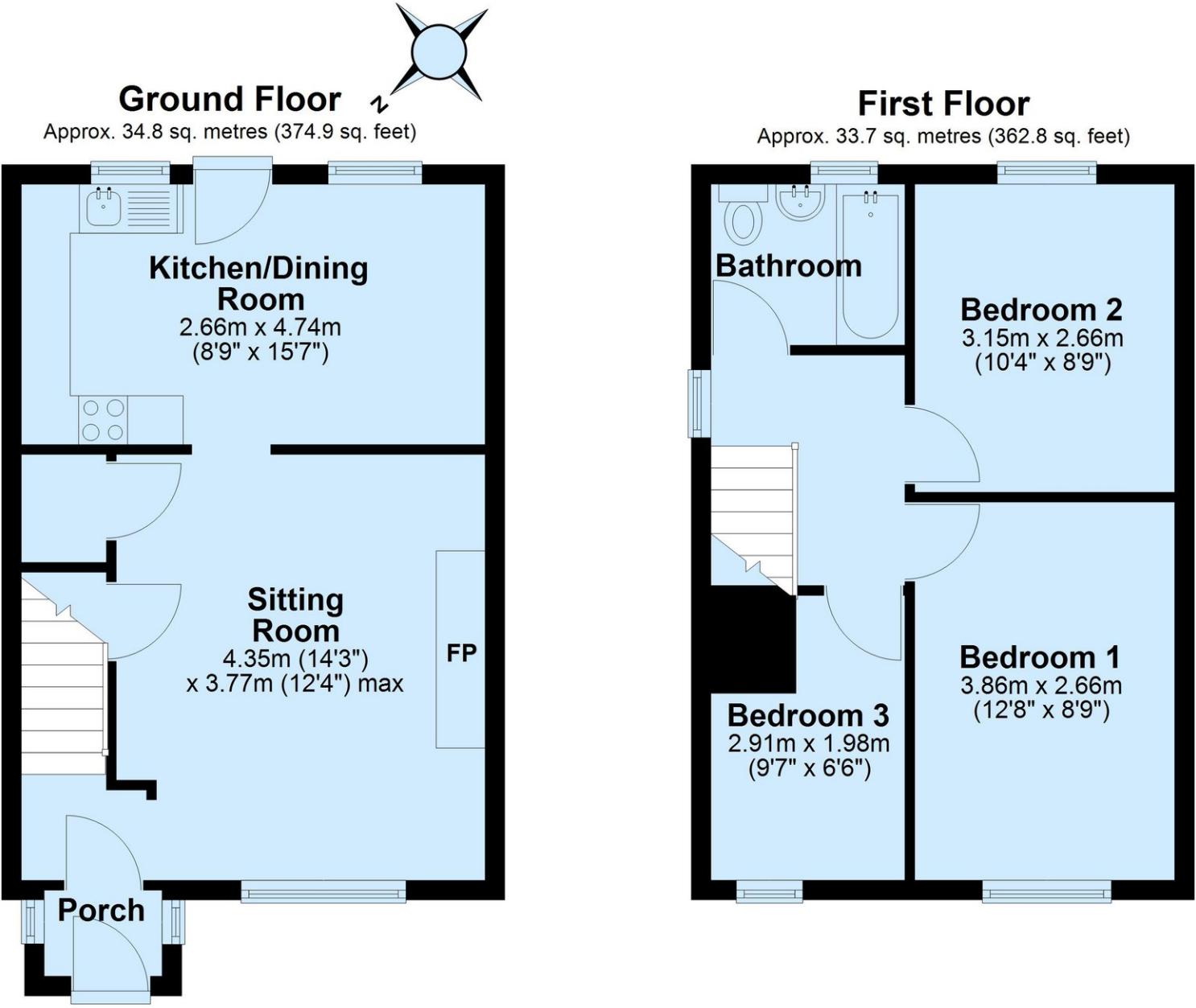
From the centre of Dartmouth follow the one way system past Coronation Park and up College Way, passing Britannia Royal Naval College on your right. Towards the top of the hill turn right into Old Mill Lane, which in turn leads into Townstal Crescent. At the T junction turn right into Archway drive and second left into Hermitage Road. The property will be found towards the end of the cul de sac on the left.

Viewing

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



FLOOR PLAN



Total area: approx. 68.5 sq. metres (737.7 sq. feet)

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.