



53 Churchfields, Dartmouth, Devon, TQ6 9HJ

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





A good sized detached bungalow situated in a popular residential part of this charming South Hams riverside town.

Situated on Churchfields, this lovely home has been immaculately maintained and is presented in excellent order throughout.

To the front of the property is a driveway providing parking for a couple of vehicles leading to a single garage which is currently used as a workshop.

The accommodation which is all on one level comprises of an entrance hall through to the spacious living area with a light filled sitting room with feature fireplace and sun room off which enjoys a pretty aspect towards the surrounding countryside. The sitting room is open through to the dining room and a well fitted and equipped kitchen with back door out. There are two double bedrooms and a family shower room.

There are beautifully kept and landscaped front and rear gardens. The main garden to the rear of the property has a mix of lawned and paved terraces with some mature planting and there is a lovely raised patio to the rear with a most useful summer house from where the pretty views can be enjoyed.

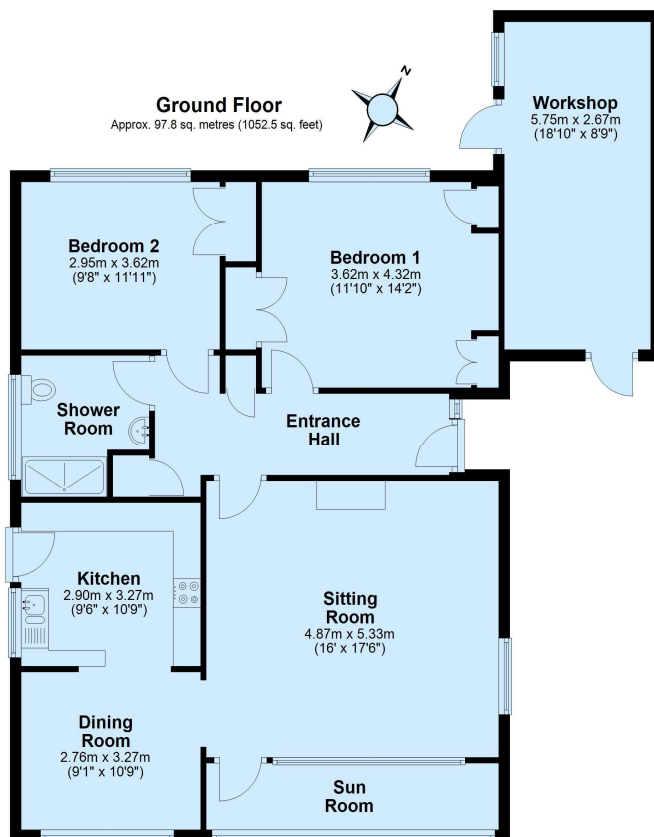
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of 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

- Immaculately Presented Detached Bungalow
- 2 Double Bedrooms
- Spacious Living Accommodation
- Lovely Landscaped Front & Back Gardens
- Good Sized Summer House
- Driveway Parking
- Garage Currently Used As A Workshop
- Open Aspect Towards The Surrounding Countryside
- Mains Electricity Gas Water & Drainage
- Gas Fired Central Heating

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

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Total area: approx. 97.8 sq. metres (1052.5 sq. feet)



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 right hand side.

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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