



**MOUNT BOONE WAY, DARTMOUTH**  
**£469,000 FREEHOLD**

**A FOUR BEDROOMED HOME WITH PARKING.**

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**SUMMARY:** The first time on the market since new, an excellent refurbishment opportunity.

**DIRECTIONS:** From Dartmouth's Market Square turn right into Victoria Road. Carry on up Victoria Road towards Townstal Road. Turn right in to Mount Boone, Mount Boone Way will be on your left.

**DESCRIPTION:** First time on the market since the original owners moved in over 40 years ago. A wonderfully established location with a mature, private garden, sun, and generous double garage. Plus, parking on the driveway. This residence is ready for refurbishment, but what an opportunity!

**THE ACCOMODATION COMPRISES:** - A secure entrance hall welcomes you. The entrance hall provides access to the Sitting Room, Cloakroom, Dining Room and Kitchen. Stairs rise to the bedroom accommodation.

**The Sitting Room** – Bright and spacious with its double aspect. Doors open to the patio and garden. A gas fireplace is a central focal point.

**The Dining Room** - Located to the left of the Entrance Hall is adjacent to the kitchen, this would be ideal for those more formal dinners.

Cloakroom – Wash hand basin and W.C.

**The Kitchen** – This is strategically placed next to the dining room, with the potential to remove the wall and create an open plan kitchen/dining layout which is in fashion today?

**The Utility Room** - Is next door to the kitchen opening directly on to the patio and garden.

**The Principal Bedroom** – This has a lovely outlook to the garden and has an ensuite. The ensuite has a shower, wash hand basin and W.C.

**Bedroom 2** – Located at the front of the home has an outlook over the front garden and to the trees beyond. This has accommodated a double bed in the past.

**Bedroom 3** – At the end of the hall, this has had bunks in the past and overlooks the garden to the west of the property.

**Bedroom 4** – This single bedroom has a lovely outlook to the front garden and beyond. This could possibly be used as a study.

**The Family Bathroom** - is fully tiled with a W.C, wash hand basin and has a shower over the bath.

**Garage** – Often sort after, seldom found? Double, detached garage. No more parking worries, just drive on up, park and enjoy your new home. The garage door is higher than the usual, originally intended to take a motorhome, come on down, and check the dimensions.

**Outside** – The entire garden is well established and relatively low maintenance, benefiting from the foresight of a garden enthusiast. The patio adjacent to the sitting room and kitchen would be ideal for alfresco entertaining, coffee in the morning and sundowners in the evening.

**COUNCIL TAX BAND:** F

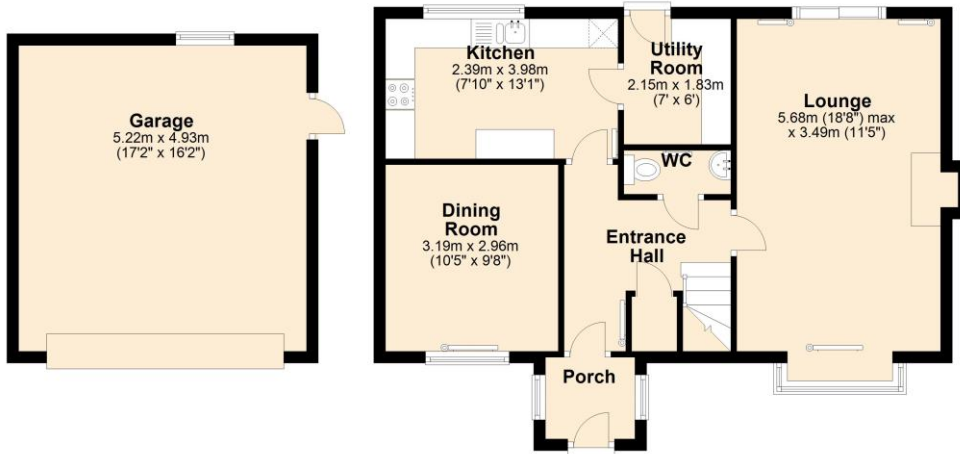
**EPC RATING:** D

**POSTCODE:** TQ6 9PL

**SERVICES** - All mains services are connected.

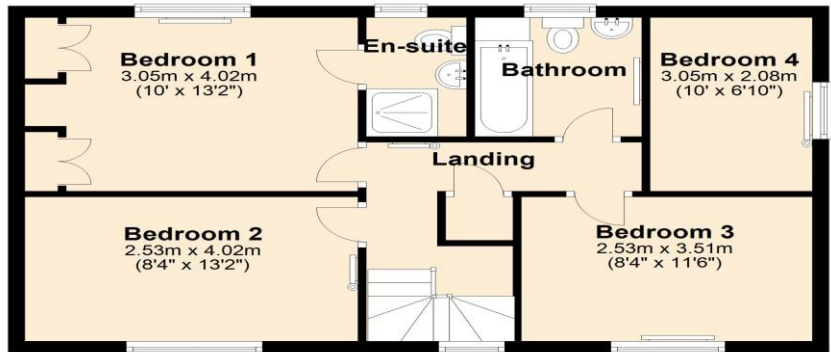


**Ground Floor**  
Approx. 82.5 sq. metres (887.5 sq. feet)

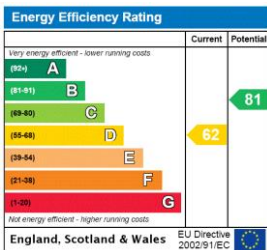


Total area: approx. 136.4 sq. metres (1468.3 sq. feet)

**First Floor**  
Approx. 54.0 sq. metres (580.8 sq. feet)



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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