



CROSSPARKS, DARTMOUTH
£499,950 FREEHOLD

A LOVELY THREE BEDROOMED FAMILY HOME.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE

Winkworth

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SUMMARY: A lovely home with three bedrooms, garden and garage close to the schools and supermarkets.:

DIRECTIONS: From Dartmouth travel up College Way on the A379 to Townstal Road. Travel through the first roundabout then take the first turn left on to Crossparks. Carry on along Crossparks and No. 18 will be on your right.

DESCRIPTION: This lovely mature home is ready to welcome another family to create their memories. A level walled/fenced garden is the ideal safe setting for the kids to kick a ball around or for the green fingered enthusiast to grow those prize-winning roses. All within an easy walk to schools, buses and supermarkets!

THE ACCOMODATION COMPRISES: (All measurements Approx.)

ENTRANCE HALL: A lovely space with plenty of room to meet and greet.

CLOAKROOM: So convenient, adjacent to the Entrance Hall, with W.C, wash hand basin and plenty of hooks for those coats

KITCHEN: This room has a lovely outlook over the rear garden and gets all the afternoon sun. An excellent range of units, at eye level and under bench. There is even space for a breakfast table.

UTILITY ROOM: Next to the kitchen with easy access to the garden.

SITTING ROOM: This elegant room gets all the morning sun, has a lovely gas fire and is big enough to have a formal dining area at one end which is currently used as a snug. Double doors open on to the family room.

Family Room – This is currently used as a dining room but has a multitude of options with its sliding doors opening on to the garden.

BEDROOM 1: Double bedroom with fitted wardrobes, and with its own roof top terrace.

BEDROOM 2: Twin bedroom with views to the rear garden and beyond.

BEDROOM 3: The principal bedroom has lovely views over the hills towards Kingswear. Fitted wardrobes and an ensuite with shower, W.C, and wash hand basin.

FAMILY BATHROOM - Conveniently located on the first floor. This has a bath, with shower over, W.C. wash hand basin, and tiles to half height.

OUTSIDE - The private sun-drenched garden, with access from the family room has become a haven for the local bird life. Landscaped with the emphasis on keeping maintenance to a minimum there is enough opportunity to keep the green fingered happy without becoming a chore. Not to mention a great outdoor space for the energetic youngsters!

GARAGE: Often sort after, but seldom found, this single garage is located at the front of the property.

EPC RATING: E

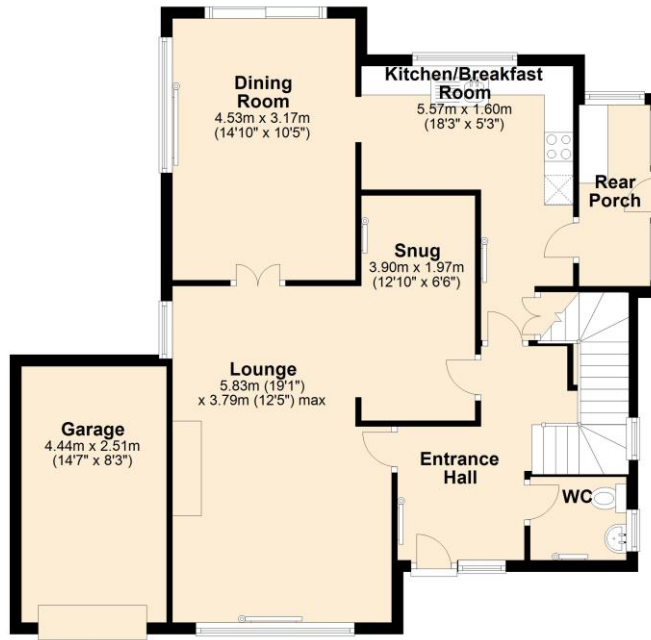
COUNCIL TAX BAND: F

SERVICES - All mains services are connected.

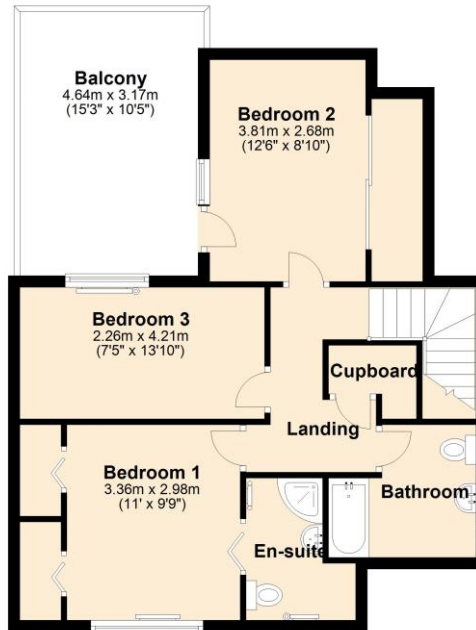
Owners Comments - We have enjoyed, over 50 years, in our lovingly maintained property, which benefits from wonderful natural light. We raised our three boys here and now enjoy visits from many grandchildren. A lifetime of happy memories have been made in the beautifully landscaped and flat garden. We have loved the easy accessibility to the schools, shops, medical centre, and bus. New horizons ahead and it is now time for another family in the story of No. 18



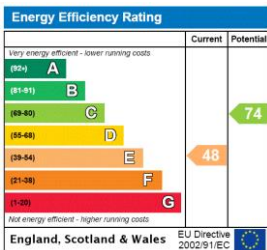
Ground Floor



First Floor



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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