



ARCHWAY DRIVE, DARTMOUTH  
£249,000 FREEHOLD

**A GREAT LITTLE FIRST HOME. JUST MOVE ON IN!**

Dartmouth | 01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk) 3a Market Street, Dartmouth, TQ6 9QE

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**SUMMARY:** A three bedroomed family home with rural views and garden,

**DIRECTIONS:** From the town centre proceed up College Way, passing the Britannia Royal Naval College on your right-hand side. Carry on up College Way with Victoria Road on your left. Then take the next turning right into Old Mill Lane, take the next turning right into Archway Drive.

**DESCRIPTION:** A bright and cheerful home, where family memories will be made and cherished. The rear patio is ideal as a safe environment for the little folk and the front patio is the place for those early morning coffees or early evening sundowners.

#### **THE ACCOMODATION COMPRISES:**

**ENTRANCE HALL** - Cheerful and bright. The Sitting Room is first on your left and immediately ahead stairs rise to the 1st floor.

**SITTING ROOM** - 14'4" x 12'4" (4.37m x 3.76m) Facing south with views over the front garden. Welcoming and bright. Access to excellent understairs storage cupboards

**KITCHEN/DINING:** - 8'10" x 15'8" (2.7m x 4.78m) This area enjoys lovely rural views with an external door to the rear patio/garden. In the summer this part of the home is bathed in afternoon sun.

**BEDROOM 1:** - 13' x 8'10" (3.96m x 2.7m) A good sized principal bedroom, facing south with a lovely outlook over neighbouring gardens to the trees in the distance.

**BEDROOM 2** - 10'2" x 8'10" (3.1m x 2.7m) This twin/double bedroom has views over the rear garden to the hills beyond.

**BEDROOM 3** - 9'11" x 6'6" (3.02m x 1.98m) This single bedroom enjoys a south facing aspect over neighbouring gardens and has a built in wardrobe

**BATHROOM** - Fully tiled above the bath for an easy-care approach to life! Bright with an electric shower over the bath, W.C., and wash hand basin.

**OUTSIDE** - Both front and rear gardens have been landscaped with the emphasis on "low maintenance". The rear garden has a shed. An off street parking space is allocated to this property.

**COUNCIL TAX BAND: B**

**POSTCODE: TQ6 9TE**

**EPC RATING: C**

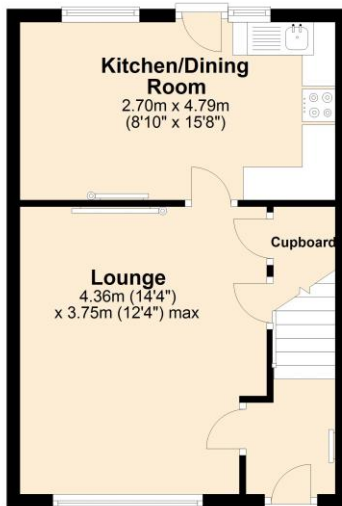
**SERVICES:** - All mains services are connected.

**N.B** - This property must be a main residence.

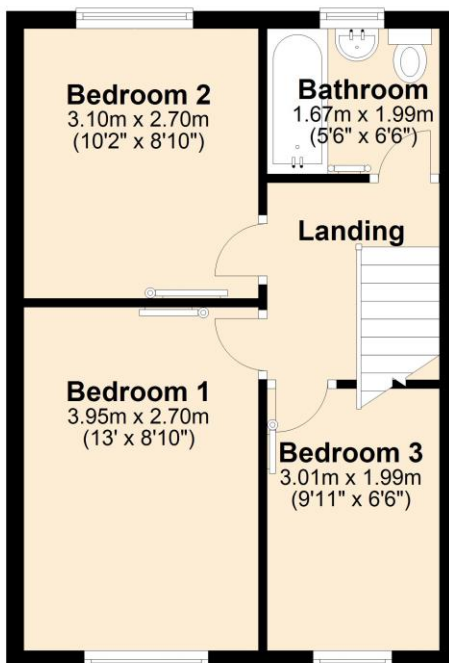




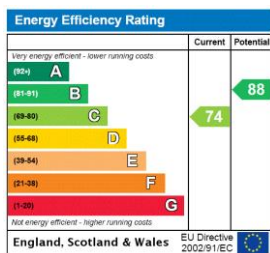
### Ground Floor



### 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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