



COOMBE ROAD, DARTMOUTH
£875,000 FREEHOLD

AN IMPOSING GRADE II LISTED END OF TERRACED HOME.

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SUMMARY: Coombe Villa, 12 Coombe Road is an imposing Grade II Listed end terrace house (listing no. 1208669), situated within a level walk to the town centre of Dartmouth.

Built in the late 1800's, the property has many period features including high skirting boards, sash windows and coving, unique to the era and is now on the market for the first time in over 70 years.

DIRECTIONS: From the town centre proceed along Mayors Avenue head towards the Higher Ferry and Coombe Road is on the left. Coombe Villa is the last property on the right hand side with the double garage in front.

DESCRIPTION: The property requires significant updating through-out, however it offers four bedrooms, three reception rooms, a veranda, conservatory, bathroom and a shower room. To the outside there is a double garage, parking and surrounding gardens with mature shrubs as well as established palms, a fig and an apple tree. There are fine views over Coronation Park, the River Dart and beyond.

ACCOMMODATION - Door leads to the entrance hall with a lovely staircase and cupboard under. Ornate coving and high skirting boards.

The large dual aspect living room has a brick fire surround and a gas fire (not in use). Double doors lead to the conservatory and the veranda being the length of the property. An archway leads to the dining room with double doors to the enclosed veranda with views over Coronation Park, River Dart and Kingswear beyond.

The kitchen has a selection of drawers, cupboards, worktop and a sink unit with window and door to the outside. Range Master oven. Adjacent, a utility room with plumbing for a washing machine.

Cloakroom with WC and handbasin with cupboard housing a Worcester boiler.

FIRST FLOOR: - Landing with skylight and a shower room with tiled shower. Airing cupboard housing cylinder tank.

The principal bedroom is a lovely size being dual aspect with high ceilings and views over the park and river beyond. Vanity unit and built in wardrobes. The second double bedroom offers similar views with high ceilings and a vanity unit.

Bedroom three has wardrobes and a window overlooking the rear garden with a handbasin.

To the rear of the property is a further double bedroom with window and door to the rear garden. Adjacent, a further room with a window to the rear.

TO THE OUTSIDE - A driveway/parking area leads to the double garage with electric up and over door. A shared path leads to a private gate and access to the front garden with maturing flowers along with access to the enclosed veranda. To the side is a further paved area above the garage enjoying uninterrupted views across Coronation Park and the River Dart beyond. To the side are mature borders and stone walling. There is also a small strip of land just the other side of the stone garden wall.

Access via side of the property to the front door and the rear with a useful brick store/original gardeners WC and, access to the kitchen. A pathway leads to the rear garden which is a good size being lawned with mature shrubs including a fig and apple tree.

SERVICES - It is understood all mains services are connected.

COUNCIL TAX BAND: G

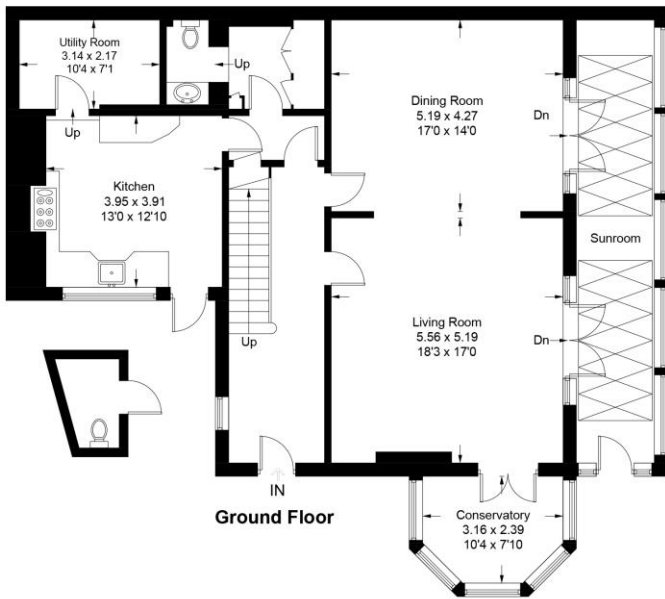
EPC RATING: E

POSTCODE: TQ6 9PQ

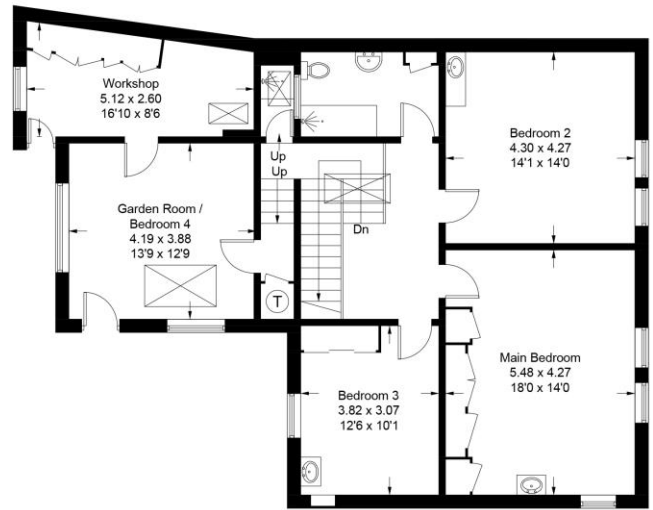


Coombe Villa

Approximate Gross Internal Area = 238.9 sq m / 2571 sq ft
 Outbuilding = 2.3 sq m / 25 sq ft
 Total = 241.2 sq m / 2596 sq ft



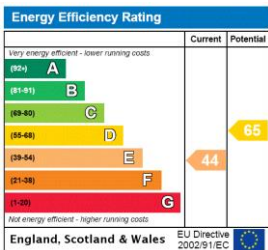
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065583)

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.



Tenure: Freehold

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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