

Summerhill, 16
Townstal Pathfields

Summerhill

16 Townstal Pathfields, Dartmouth, TQ6 9HL

Totnes 11.4miles Exeter 39miles Kingsbridge 13.2miles

- Spacious Detached House
- Elevated Position
- 19ft Sitting Room
- 21ft Dining Room
- Large Gardens
- Double Garage
- Ample Parking
- Indoor Swimming Pool

Guide price £480,000

SITUATION

Dartmouth is not your average sleepy coastal town, it is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its world famous Royal Regatta and Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth appeals due to the variety of recreational activities available along its embankment, the dynamic range of modern and quirky shops, galleries and eateries, which all combine to offer a quality of life like no other. With over 20 events each year within the area, Dartmouth offers something for everyone.

DESCRIPTION

Summerhill is a substantial four bedroom detached family home situated in the popular Townstal Pathfields enjoying an elevated position and benefitting from very generous size accommodation throughout. Built in the 1930s, much of the character has been retained with impressive entrance hall and staircase as well as 9' ceiling heights. Internally the property requires updating, however early viewing is recommended to appreciate the scope the property offers with wonderfully arranged accommodation to suit a family or retired alike. The property sits on a generous size plot enjoying fine views across the South Hams countryside. The added benefit of the property is a lift from the garage to the ground and first floor as well as an indoor heated swimming pool.



Large detached home with 4 double bedrooms, indoor swimming pool, double garage, parking and mature gardens.





ACCOMMODATION

As you enter the property you are greeted by an impressive entrance hall with stained glass windows and open plan staircase befitting the era of the house. The principal reception rooms being the living and dining rooms are of a delightful size with the sitting room being on the front elevation with bay window, and open fireplace. The dining room is a delightful size with large sliding patio doors to the extensive rear garden. From here an archway leads to the kitchen, good size utility/boot room and large cloakroom.

To the first floor are four double bedrooms, all of which enjoy good size accommodation. The front bedrooms have pleasant views over the surrounding countryside, glimpses towards Kingswear and Day Mark, whilst the master is of a delightful size having two windows overlooking the surrounding countryside and across Torbay. The master bedroom benefits from a wonderful size en-suite, whilst there is also a good size family bathroom. There is a larger than average loft with ample potential for further development if required.

TO THE OUTSIDE

Large driveway for several vehicles lead to the attached double garage where a lift to the ground first floors is located. The front garden laid to lawn with an apple tree and a wide selection of mature shrubs and flowers. Access to front door and via side of the property with access to the utility room and water tap. The rear garden is a wonderful size with area laid to lawn with greenhouse and several large patio areas to enjoy the evening sun and distant views toward Torbay. Mature flower and shrubs with laurel hedging to the rear boundary. Access to the dining room.

SERVICES

It is understood all main services are connected.

TENURE

Freehold

COUNCIL TAX BAND

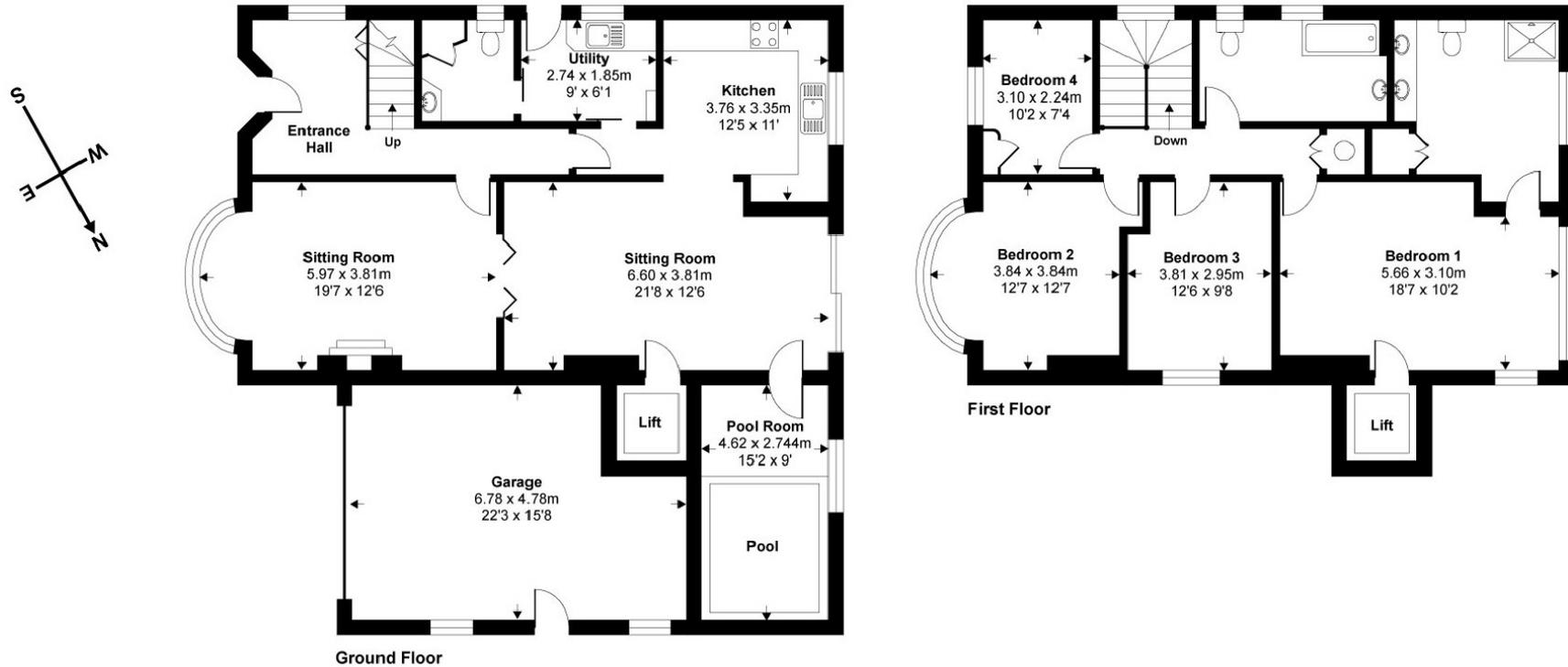
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LOCAL AUTHORITY

South Hams District Council



Approx. Gross Internal Floor Area
221.1 Sq Metres 2380 Sq Ft (Includes Garage)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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