



STAGS

Greensleeves,
Roseville Street

Greensleeves

Roseville Street, Dartmouth, TQ6 9QH

Totnes 13.8 miles Kingsbridge 14.8 miles A38 19.2 miles

- Detached House
- Ideal Second Home
- Level Walk to Town Centre
- Southerly Facing Garden
- Garage

Guide price £500,000

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

Greensleeves is a delightful detached house situated in the quiet Roseville Street, a stone's throw and level walk to the shops and facilities the town has to offer. This southerly facing property offers an open plan family living room with modern kitchen/breakfast room to the rear. A utility room and cloakroom completes the ground floor. The first floor has 3 bedrooms and a large bathroom.

To the outside is a lovely lawn area with patio enjoying a sunny position whilst to the rear a courtyard with access to the kitchen. The wonderful benefit to Greensleeves is the garage below the property with ample space for a vehicle and storage above. There is UPVC doubling glazing and a gas fired central heating system.

The property would be ideal from those wishing to purchase a permanent or holiday home being so close to the town with parking.

ACCOMMODATION

Entrance porch leads to the wide entrance hall with stairs rising and cupboard under. The dual aspect open living/ dining room is a wonderful size with



A delightful town centre detached house with garage and garden.





double doors leading out into the southerly facing garden. Ample space for a large dining table with further window to the side aspect. The living area has a tiled fireplace, open fire and window over looking the garden. Timber flooring throughout.

The double aspect Kitchen/breakfast room has a modern range of drawers and cupboards with built in five ring gas hob with extractor above, dishwasher, sink unit and fridge/freezer. 2 Velux skylights, a window and double doors to the rear courtyard create a huge degree of light. There is a utility room with plumbing for washing machine, tumble dryer and sink unit. There is a separate cloakroom with WC and hand basin.

The first floor landing leads to 3 bedrooms, the master benefiting from built in wardrobes, dual aspect enjoying views of the town towards St Saviours Church. The family bathroom is a good size with tiled walls and flooring, bath with shower, WC and hand basin. Cupboard housing gas combination boiler.

OUTSIDE

From Roseville Street steps lead up to the private gate which in turn leads to the front door and garden. The southerly facing gardens are delightful with an area of lawn and good size patio with double doors leading to the living room. There are flower borders and mature trees creating a pleasant screen. Access via side of property to the rear courtyard with access to the kitchen and an old historic archway, ideal for storage.

GARAGE

Below the property on Roseville Street is a garage approximately 19'9" X 9'2" with 12' max high ceilings, ideal for potential storage. Up and over door and water tap. Light and power (not in use)

SERVICES

It is understood that all mains services are connected. Broadband available.

TENURE

Freehold

COUNCIL TAX BAND

D

LOCAL AUTHORITY

South Hams District Council

DIRECTIONS

From the Dartmouth office (by foot) turn left and proceed along Victoria Road. Turn right onto Charles Street then left into Roseville Street where the property will be seen half way down on the right.

DARTMOUTH OFFICE

Situated in the heart of Dartmouth adjacent to the historical Butterwalk on Duke Street, Stags Dartmouth benefit from a dedicated sales and lettings department. Scott, Lyn, Gerry and Jane have been repeatedly commended for their dedication to customer service and professionalism.

To arrange a market appraisal, book a viewing or for further information on the services we offer throughout our 21 offices call the sales department on 01803 835336 or lettings on 01803 833681.



Approximate Gross Internal Area = 114.1 sq m / 1228 sq ft

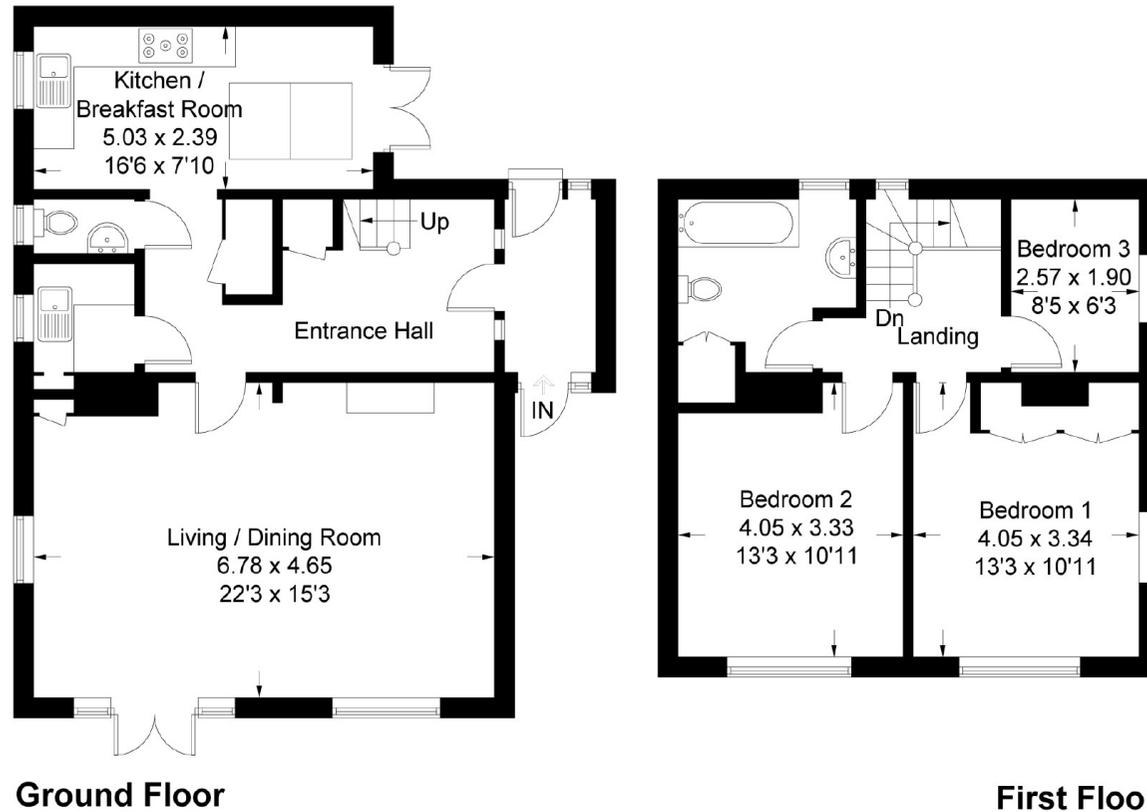


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