



4 Dittisham Court

The Tallet

4 Dittisham Court, Riverside Road, Dartmouth, Devon, TQ6 0HS



Dartmouth 6 miles Totnes 12 miles
Kingsbridge 14 miles

A delightful reverse level semi detached barn conversion.

- Low maintenance outside space
- rural views and river glimpses
- Communal grounds
- Ample parking
- Ideal holiday home
- No onward chain

Guide price £339,950

SITUATION

The village of Dittisham is recognised as one of the most attractive and unspoilt villages along the Devon coastline. Its thriving sailing club and buzzing waterfront make it a destination for lovers of water sports. This picturesque parish boasts idyllic waterside views across the River Dart, two public houses of which one contains the village shop and a seasonal passenger ferry service to Dartmouth which is ideally situated just two miles downstream, well-loved for its busy harbour, boutique shops and cafes.

DESCRIPTION

The Tallet, 4 Dittisham Court is part of a unique development situated in the heart of Dittisham and close to the River Dart. Set within 4 acres there are wonderful countryside and river views and it is just a short walk from both the river frontage and the amenities the village has to offer.

ACCOMMODATION

Wooden, glazed front door leads to the entrance hallway with ample room for coats and shoes as well as a lockable under-stairs cupboard and airing cupboard which houses the hot water cylinder. Bedroom two is located at the front of the property with a window looking towards the front aspect, built-in double wardrobe and space for a double or twin beds. Bedroom one is a deceptively large double bedroom with a built-in double wardrobe and window looking onto the rear lower courtyard. The bathroom is fitted with a white Twyford's suite comprising: bathtub with hand held shower, toilet and pedestal hand basin. There is also a convenient cloakroom with a Twyford's white toilet and matching hand basin.

The stairs rise to the open plan kitchen/dining/sitting room which is filled with natural daylight from windows on two aspects as well as two Velux windows above the stairwell. The vaulted ceilings

and exposed beams hint at the property's origins. The kitchen is fitted with a range of floor and wall units, fitted Siemens electric cooker and four ring hob with extractor over. There is space for a fridge and washing machine. The Worcester boiler provides hot water for the heating and domestic hot water.

OUTSIDE

A glazed door from the living room leads onto an upper decked terrace where views of the river Dart can be enjoyed. Steps lead down to a lower private courtyard where there is a small storage cupboard and out to the parking area where there are two allocated spaces.

SERVICES

It is understood that all mains services are connected except gas (not in village). Oil fired central heating via communal tank with individual meters.

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council.

DIRECTIONS

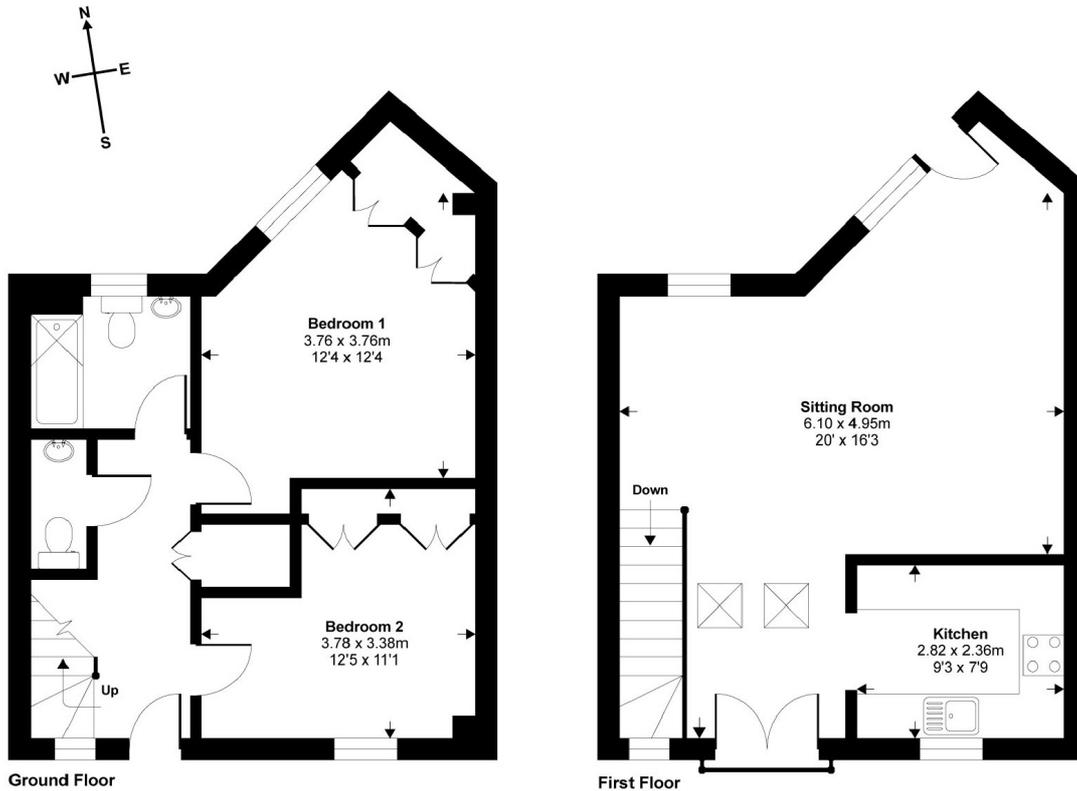
From the Stags Dartmouth office proceed out of Dartmouth on the A3122 towards Totnes for approximately 3 miles. Turn right immediately before the Sportsman's Arms signposted Dittisham and continue into the village of Dittisham. When entering the village, pass the Red Lion pub and turn right into Riverside Road, turn left after the church into Dittisham Court and continue up the hill where the property will be found on the left.



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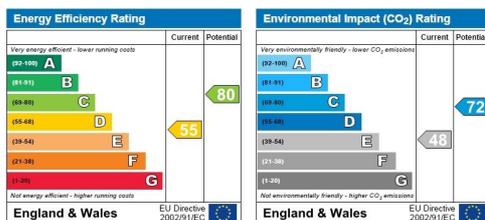
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Approx. Gross Internal Floor Area
84.5 Sq Metres 910 Sq Ft



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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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