

1 LORD NELSON DRIVE
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



I LORD NELSON DRIVE

This beautifully presented end-terraced townhouse occupies an elevated position on the outskirts of the historic and much-loved South Hams town of Dartmouth. Within easy walking distance of local schools, supermarkets, the leisure centre, and a convenient bus route, the property offers a combination of style, practicality and location, with countryside views and the town centre also a pleasant gentle 20/30 minute walk away..

Now available on a chain-free basis, this much-loved home has been thoughtfully renovated and remodelled by the current owners to a high standard throughout. Every element of the design has been carefully considered to create a light-filled and contemporary home which is as stylish as it is functional, (and with the option of turning it back in to a 3 bedroom home), making it perfectly suited to a young family, first-time buyers, or as a rental investment. Finished throughout with an exacting attention to detail, the house is truly ready to move straight into.

The accommodation is arranged over three floors, each with its own distinctive character. On the lower ground floor, a well-planned layout incorporates a useful cloakroom and utility area, as well as practical built-in storage cupboards. The centre-piece of this level is the impressive open-plan kitchen and dining room, fitted with a sleek range of high-gloss white wall and base units, integrated appliances, and ample workspace. This space has been designed to balance modern living with everyday convenience, and opens through to the dining area with direct access to the rear garden, making it perfect for both entertaining and family living.

On the first floor, the ambience shifts to one of comfort and charm. The sitting room is a particularly inviting space, filled with natural light that floods in through double doors to the rear, framing attractive views. An electric feature fireplace creates a warm focal point, complemented by open built-in display shelving. From here, doors open onto a private balcony where the rural outlook can be enjoyed. Also on this level is the newly fitted family bathroom, previously a bedroom, now reimagined with contemporary elegance.

On the upper floor are two beautifully finished double bedrooms, well presented and designed with a calming, restful atmosphere. They are served by a smart, modern shower room, completing the sense of balance and flow that defines the house.

The gardens have been designed to provide space to enjoy the outside with minimal upkeep. The front garden is paved and gravelled, softened with mature shrubs and with a shed, while the rear garden offers a delightful combination of decking and paving, together with another garden shed fitted with light and power which may the potential to use as a home office. Beyond the garden are two allocated parking bays, ensuring convenience is never compromised.

This property represents an exceptional opportunity to acquire a stylishly renovated and much-loved home in one of the most sought-after towns in the South Hams, combining contemporary living with countryside views, outdoor space and excellent accessibility.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.





KEY FEATURES

- End-terrace townhouse in an elevated position
- Fully renovated & re-modelled
- Chain-free sale
- Outskirts of this charming River Dart town
- Walking distance to local schools, supermarkets, leisure centre, and bus route
- Pretty Countryside views
- Allocated parking for 2 vehicles
- Low maintenance garden
- Beautifully presented throughout





PROPERTY DETAILS

Property Address

1 Lord Nelson Drive, , Dartmouth, Devon, TQ6 9QW

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate.

Services

Mains electricity gas water and drainage
Gas fired central heating

EPC Rating

Current: C Potential: B

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order

Directions

From the town centre proceed up College Way passing the Britannia Royal Naval College on the right hand side. Take the second turning on the right and proceed along Britannia Avenue taking the second turning on the right on to Nelson Road where the property will be found on the right hand side

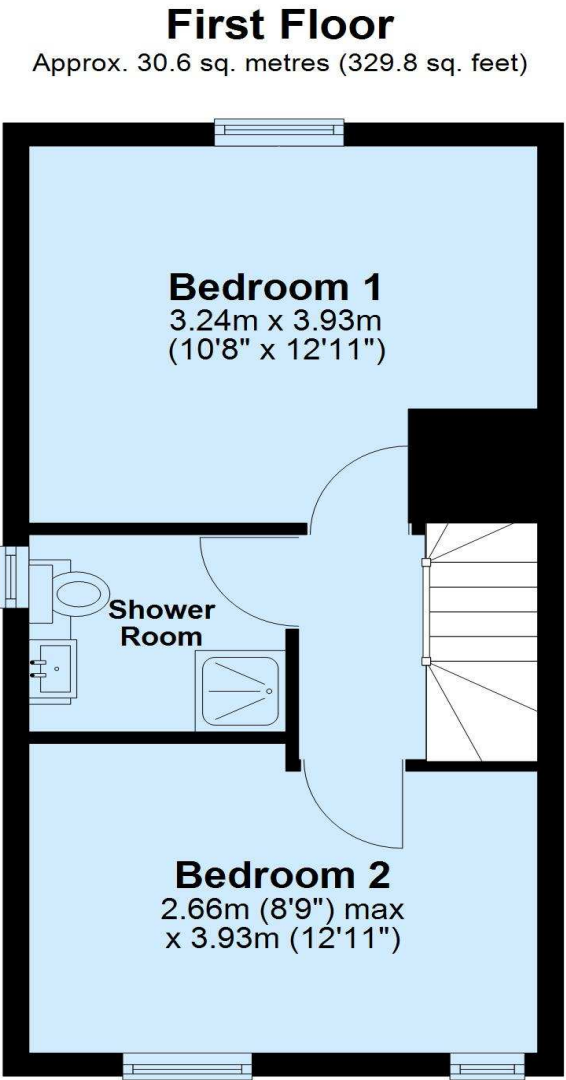
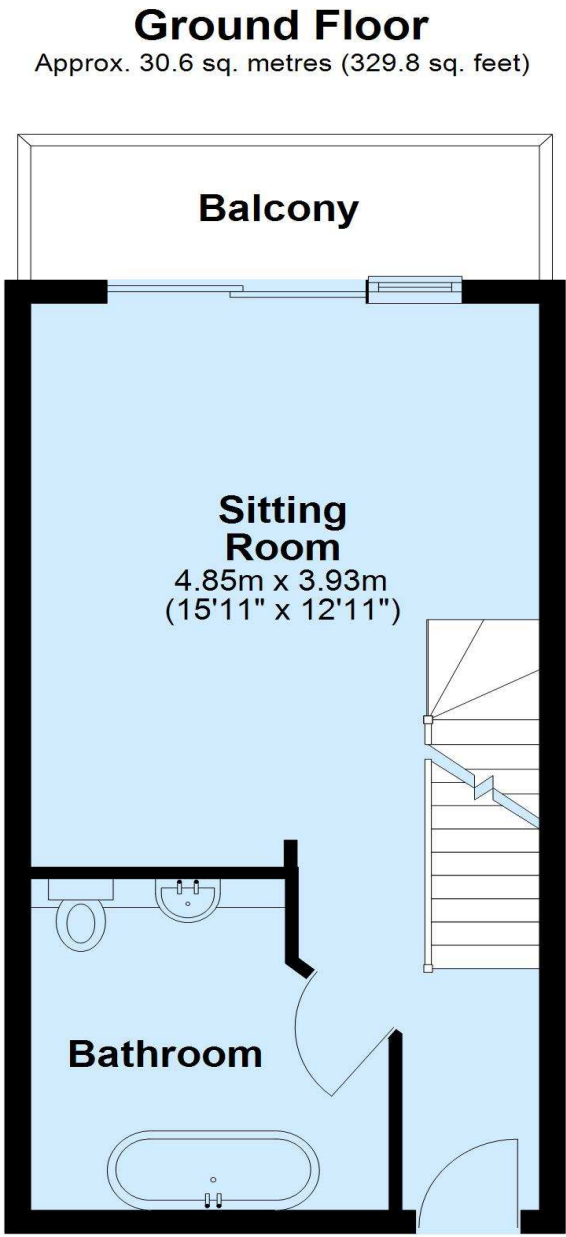
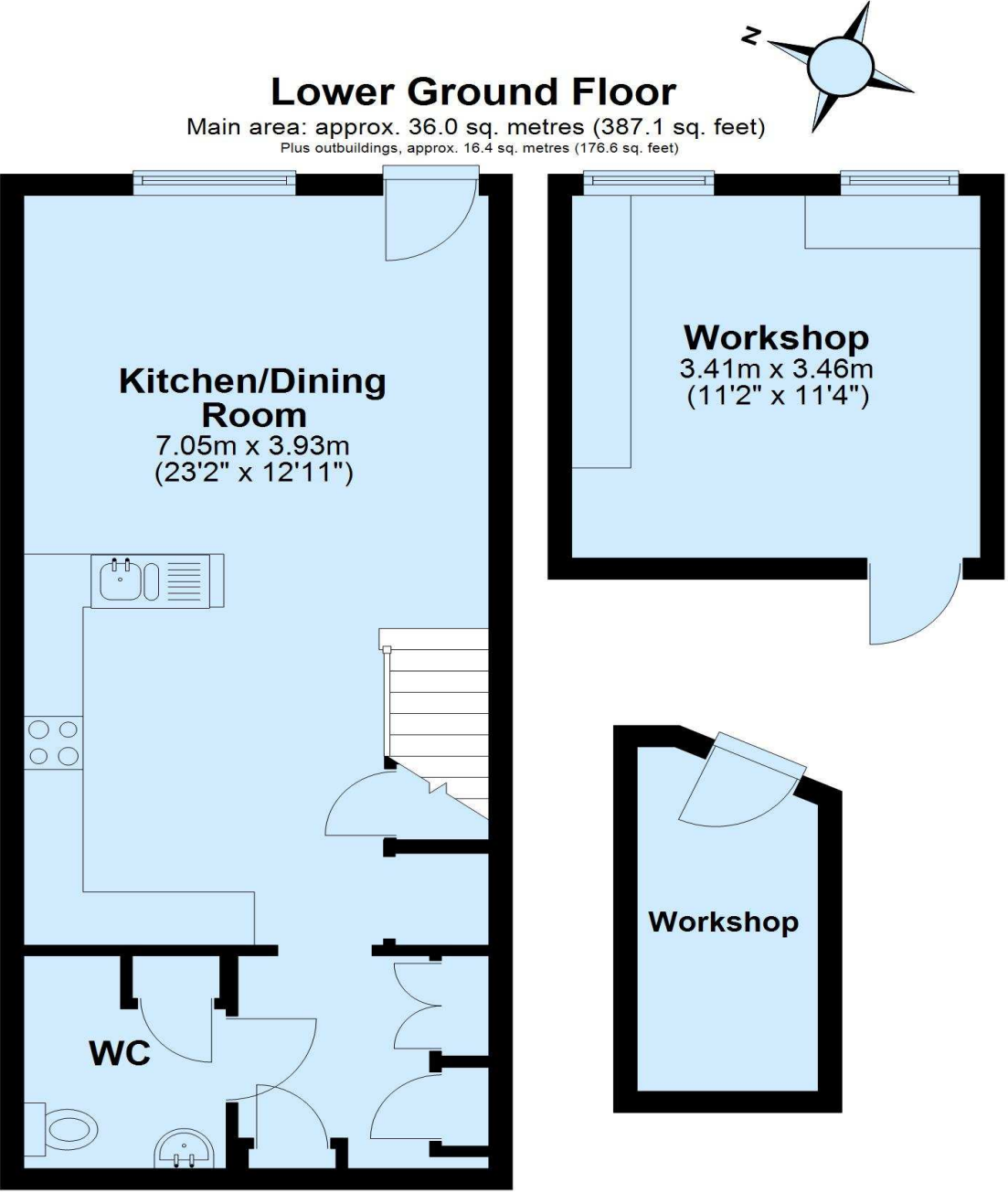
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190



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FLOOR PLAN



Main area: Approx. 97.2 sq. metres (1046.6 sq. feet)
Plus outbuildings, approx. 16.4 sq. metres (176.6 sq. feet)



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