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12 Browns Hill

12, Browns Hill, Dartmouth, Devon TQ6 9NU



Totnes 12 miles; Plymouth 29 miles; Exeter 40 miles

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A charming and beautifully presented cottage set within the heart of Dartmouth, offering well-balanced accommodation and an ideal low-maintenance coastal home

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- Characterful three-storey cottage
- Situated in the heart of Dartmouth
- Well-presented throughout
- Sitting room and fitted kitchen
- Two bedrooms
- Family bathroom
- Ideal main home, second home or investment
- Low-maintenance accommodation
- Freehold
- Council tax band B

Guide Price £169,000

### SITUATION

Dartmouth is widely regarded as one of South Devon's most desirable coastal towns, set on the banks of the River Dart and known for its vibrant harbour, historic architecture and excellent range of independent shops, galleries and restaurants. The town also hosts the renowned Royal Regatta and is home to Britannia Royal Naval College. The surrounding area offers outstanding coastal and countryside scenery with access to the South West Coast Path, nearby beaches and sailing on the River Dart.

The nearby town of Totnes provides a mainline railway station with services to London Paddington, offering convenient connectivity, while the wider South Hams continues to be celebrated for its natural beauty and quality of life.

### DESCRIPTION

Enjoying a tucked-away position within this sought-after coastal town, the property presents an appealing opportunity for those seeking a stylish and easily maintained home close to the water and amenities. Arranged over three floors, the cottage combines a light and neutral interior with practical living space, ideally suited as a main residence, second home or investment.

The interiors are well presented throughout, with a welcoming sitting room and a neatly arranged kitchen on the ground floor, while the upper floors provide comfortable bedroom accommodation and a well-appointed bathroom. The overall feel is one of simplicity and ease, with a layout that maximises the available space.

### ACCOMMODATION

The property is entered directly into the sitting room, a comfortable and well-proportioned space with stairs rising to the

first floor. To the rear of the ground floor lies the kitchen, fitted with a range of units and space for appliances.

On the first floor, there is a bedroom and a family bathroom fitted with a bath, wash basin and WC. Stairs continue to the second floor where the principal bedroom occupies the top floor, providing a bright and airy space within the roofline.

### SERVICES

Mains water, drainage, electricity and gas. Gas-fired heating.

According to Ofcom, standard broadband is available with speeds up to 20 Mbps download and 1 Mbps upload. Superfast broadband is available with speeds up to 80 Mbps download and 20 Mbps upload, and ultrafast broadband is available with speeds up to 1800 Mbps download and 220 Mbps upload.

Mobile coverage is reported to be good outdoors across the main networks, with indoor coverage varying by provider.

The property is situated within a conservation area. The seller has advised that there are no issues relating to flooding, mining or Japanese knotweed.

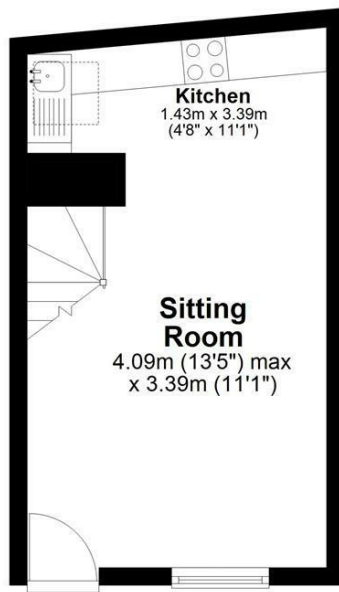
### DIRECTIONS

From the centre of Dartmouth, proceed on foot from the waterfront onto Duke Street, then first right onto Foss Street. At the end of Foss Street across the road into Browns Hill Steps, number 12 is found on the right hand side.



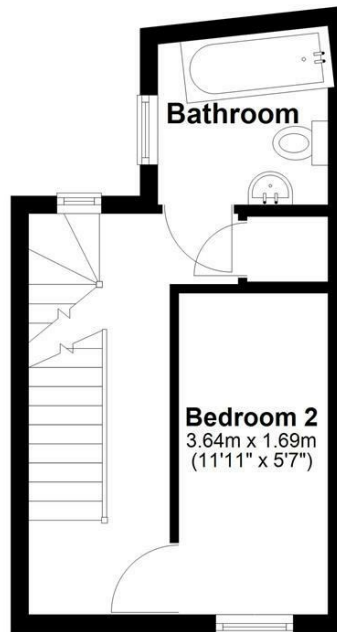
### Ground Floor

Approx. 20.2 sq. metres (217.7 sq. feet)



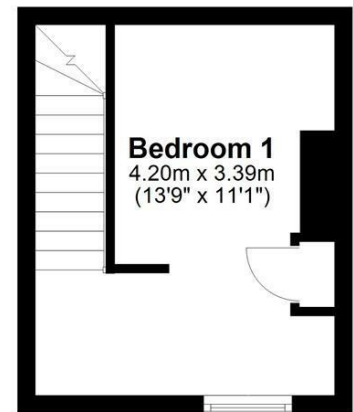
### First Floor

Approx. 19.3 sq. metres (207.6 sq. feet)



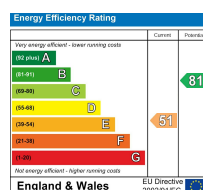
### Second Floor

Approx. 14.2 sq. metres (153.1 sq. feet)



Total area: approx. 53.7 sq. metres (578.4 sq. feet)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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