



1 Woods Cottages

Upper Wood Lane, Kingswear, Dartmouth, Devon TQ6 0DF



1 Woods Cottages

£425,000

This two bed semi-detached cottage is situated in a beautiful spot with large private terrace to take in the glorious River Dart views.



- Semi-detached two bedroom cottage
- Large terrace with lovely views over to Dartmouth & the Britannia Royal Naval College
- Sitting room with open fire & bay window seat
- Both bedrooms ensuite
- Ready for modernisation
- Parking space for two vehicles
- Freehold. EPC rating E

Looking for a property to put your mark on and unleash your creative flair? Then 1 Woods Cottages could be for you!

With its large L-shaped terrace affording stunning views over to Dartmouth town, the Britannia Royal Naval College and surrounding countryside the house is already in the perfect spot for both privacy and seclusion whilst enjoying the water and woodland views.

Outside has been well-maintained whilst inside requires updating and with the ample space on offer, you could create something truly spectacular whilst still retaining the charm of this two bedroom cottage.

There is a good sized Kitchen Diner with plenty of space and plumbing for all the modern appliances, and a lovely Sitting Room with working open fireplace and bay window seat from which you can enjoy the scenery snug on a cold winter's night.

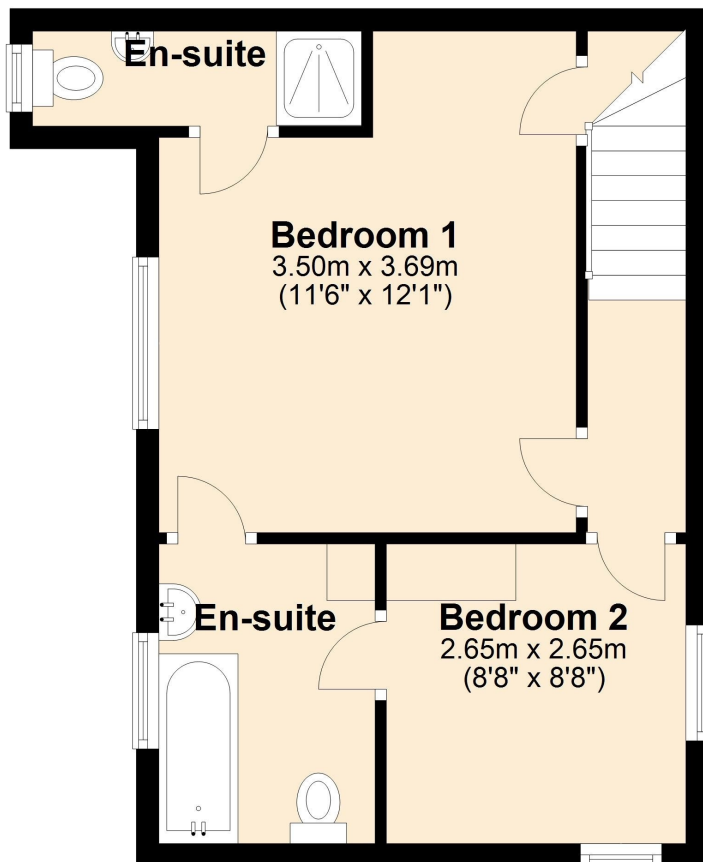
The Bedrooms are both downstairs and benefit from having access to a bathroom each. One comes with full bath whilst the other is a wet room. Both would benefit from upgrading, however the space on offer provides plenty of design configurations to suit all tastes.

To the front of the property is an off-road parking area with ample room for two vehicles. Please note the front door is accessed via 15 steps.

The house is a short walk to the village centre with its local amenities including post office, inns, bistro and cafe.

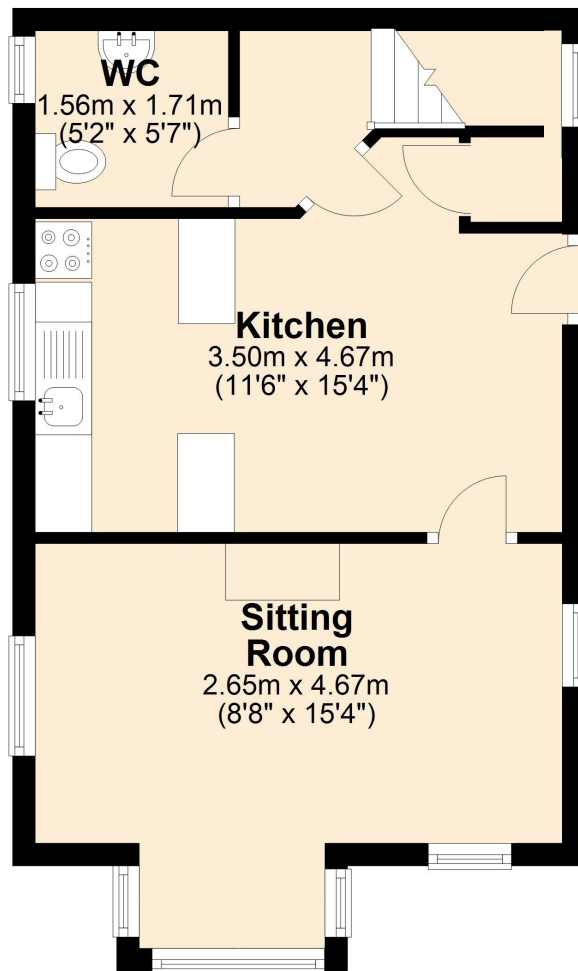


Ground Floor



Total floor area = 70m²

First Floor



SERVICES: Mains water, drains, electricity. Storage heaters (No mains gas in Kingswear)

EPC RATING: Band E

COUNCIL TAX: Band D

TENURE: Freehold

LOCAL AUTHORITY: South Hams District Council t: 01803 861234

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with. Room sizes/ floor plans are included for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. The Coastal House, for the vendor of the property whose agents they are, give notice that:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		39
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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