



Lawnbank



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1 Thurlestone Gardens, Dartmouth, Devon TQ6 9HG

Situation in an elevated position with wide and far reaching views from the naval college, surrounding countryside down towards the River Dart and out to sea. This detached bungalow offers superb potential to create a stunning home in a wonderful location.

- Renovation Opportunity
- Detached Bungalow
- Driveway and Garage
- River Dart and Country Views
- Three Double Bedrooms
- Elevated Cul-de-Sac location

Guide Price £500,000

SITUATION

Known as the jewel of the South Hams, the pretty waterside town of Dartmouth is a popular boating centre boasting a world-famous Regatta. Steeped in history and known for its naval college, it enjoys narrow streets and cobbled lanes hosting an abundance of chic boutiques and galleries, not to mention its array of gourmet restaurants, delicatessens, pubs and street side cafés. For commuting and access to the South Hams, Exeter has an international airport, Plymouth has a ferry terminal and Devon benefits from a comprehensive rail network and road links to the M5 motorway giving easy access to the rest of the UK.

DESCRIPTION

Situation in an elevated position with wide and far reaching views from the naval college, surrounding countryside down towards the River Dart and out to sea. This detached bungalow offers superb potential to create a stunning home in a wonderful location.



ACCOMMODATION

Lawnbank is a detached bungalow that requires updating and presents a rare and wonderful opportunity for complete renovation, subject to the necessary planning consents. Offering spacious and light accommodation currently consisting of an open plan living dining room, separate kitchen, three double bedrooms with built in cupboards, WC and bathroom with a shower. The views are certainly some of the best within the town, stretching across the River Dart, out to the mouth, surrounding rolling countryside and the Naval College.

OUTSIDE

To the front of the property is a driveway which approaches a single garage, and under house storage to the side. There are pedestrian steps to a pathway which leads to the front door. The path leads to the gardens, mainly laid to lawn with mature shrub borders to the side and rear of the property which are enclosed and private. To the front is a raised terrace and front garden again making the most of the views and the sunny aspect.

SERVICES

Mains water, gas and electric

DIRECTIONS

Proceed along Duke Street towards Victoria Road, follow the road uphill and around a sharp right hand corner. After a short distance you will see a right hand turn to Mount Boone. Turn right into Mount Boone and then almost immediately right again in to Thurlestone Gardens. Lawnbank Number 1 will be found directly as you enter the cul-de-sac on your right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment please with Stags, Dartmouth office.
Tel: 01803 835536.



These particulars are a guide only and should not be relied upon for any purpose.



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 79 |
| (69-80) | C | | |
| (55-68) | D | 53 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

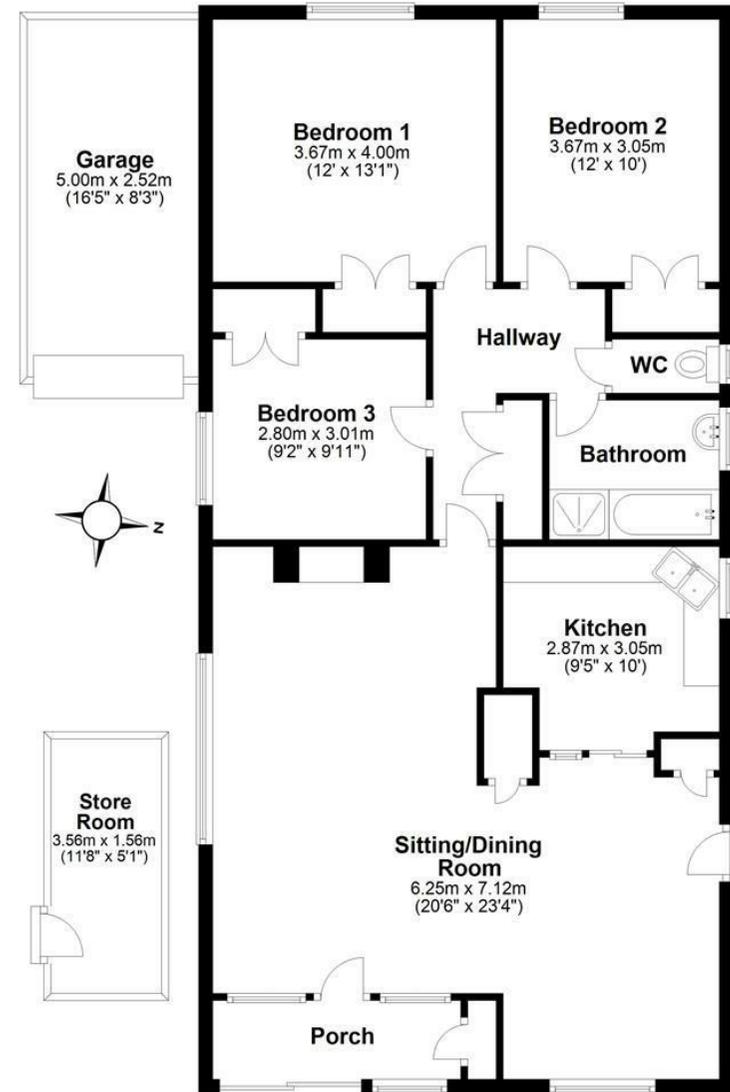
9 Duke Street, Dartmouth,
Devon, TQ6 9PY

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1 Thurlestone Gardens, Dartmouth

Approx. 98.9 sq. metres (1065.0 sq. feet)



Total area: approx. 98.9 sq. metres (1065.0 sq. feet)



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