



Weight N Sea



STAGS

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Crowthers Hill, Dartmouth, Devon, TQ6 9QY

Weight N Sea is a delightful three bedroom cottage located a short walk from the centre of Dartmouth on Crowthers Hill. Beautifully renovated throughout and having been run as a successful holiday let this cottage really is ready to go, so whether you are searching for a second home or holiday let viewing is essential. EPC: Band D

- Beautifully renovated cottage
- Three bedrooms
- Open-plan living
- Oak flooring and doors
- Town location

Guide Price £360,000

SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its world famous Royal Regatta and Naval College, Dartmouth is steeped in history and its architecture is unique to the town.

Dartmouth appeals for its variety of recreational activities on offer along its embankment and with its dynamic range of modern and quirky shops, galleries and restaurants; it offers a quality of life like no other. With over 20 events each year within the area, Dartmouth offers something for everyone.

DESCRIPTION

A superbly renovated cottage full of charm and warmth, located on the popular Crowthers Hill, a short walk from the town yet away from the hustle and bustle. The property is currently used as a successful holiday let but would be a wonderful second home, a wonderful place to relax and unwind.



ACCOMMODATION

The front door leads into the delightful light open-plan living space with feature contemporary flame effect fire, solid oak flooring, painted beams and wooden double glazed sash window. The kitchen area is well-fitted with a range of wall and base units and wood work surfaces. Integrated appliances include a fridge/freezer, dishwasher and electric oven and hob. Open to the well-designed dining space with built-in bench seating including handy storage under. This is a beautiful space, full of warmth and lovely features.

The hand-made oak and glass staircase leads to the first floor where there are three beautifully finished bedrooms and a shower room. Two pretty doubles and a fun bunk room, with built-in, hand-made cabin bunks. The shower room is contemporary and has a large walk in shower.

The property benefits from double glazing, gas central heating and is soaked in light and has a very comfortable, relaxed feel.

TENURE

Freehold

SERVICES

All mains services are connected.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

DIRECTIONS

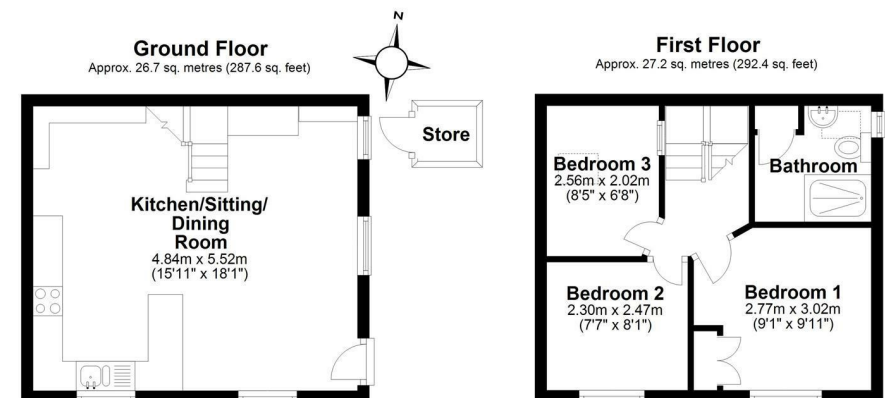
From the Stags Office turn left into Duke Street and then first left into Anzac Street, take the steps up into Smith Street. At the top of the steps follow the road to the right into Crowther's Hill where the property can be found on the right hand side, half way up the hill.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Dartmouth office. Tel: 01803 835336.



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



Total area: approx. 53.9 sq. metres (580.0 sq. feet)



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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