



A detached house in need of modernisation, within walking distance of the town centre and the River Dart with gardens, garage, parking and artist's studio.

1a Fairview Road, Dartmouth, Devon, TQ6 9EN

Guide Price £1,000,000 Freehold

savills

Detached house in need of modernisation • 3 bedrooms and 2 bath/shower rooms • Wrap around terrace and first floor balcony • Artist's studio • Great views, south facing • Garage, parking and gardens

Local Information

Fairview Road is a quiet and popular residential road, situated on the sunny south facing side of the valley with lovely views across Dartmouth, the countryside and down to the estuary. The town centre which is a short walk away offers a wealth of shops, boutiques, galleries, pubs and restaurants and is home to the Britannia Royal Naval College. Dartmouth offers two supermarkets, an M&S Food Hall, medical centre, cinema, leisure centre and both indoor and outdoor swimming pools. Dartmouth's deep-water port attracts boats from all over the world and is one of the prettiest in Europe. Dartmouth lies within the South Hams and the South Devon Area of Outstanding Natural Beauty, an area famous for its stunning coastline with sandy beaches and hidden coves. The mainline train station at Totnes runs a regular service to London in just over 2.5 hours and the A38 (M5) is about 18 miles distant.

About this property

1a Fairview Road offers everything you would want in a home in Dartmouth, with lovely views, parking, gardens and a garage. This spacious and bright detached house, which we believe dates from about the 1930s is in need of modernisation throughout but offers well-proportioned rooms and a good level of privacy. On the ground floor, the full width open plan living / dining room has a square bay window and sliding doors to the wrap around south facing terrace. As with all the main rooms, there are lovely views across the town down to the Dart Estuary. The kitchen is fitted with units and freestanding appliances include a

gas cooker, washing machine and dishwasher. Also on the ground floor is the entrance porch, entrance hall, cloakroom and rear lobby. The first floor offers three bedrooms, all with wonderful river views, an en suite bathroom to the main bedroom and a balcony to the second bedroom and a further family shower room. The attic (not inspected) is full height and length and offers ample storage.

Within the gardens is a detached timber-built artist's studio with shower room. Outside, there is a full wrap around terrace at ground floor level which benefits from undercroft storage. The gardens are south facing and terraced with shrubs, flowers and trees. There is a single garage with parking in front.

Directions

If on foot, proceed from the end of Foss Street and cross over the road and head up Browns Hill Steps, which can be found between two coffee shops. At the top of the steps turn left into Clarence Hill and at the end of Clarence Hill, turn left into Vicarage Hill and immediately right into Fairview Road. 1a Fairview Road will found a short way along on the left. If driving, turn left at The Royal Castle Hotel and head along Victoria Road. Follow the road uphill and around the bend and Fairview Road is shortly after on the right. Proceed towards the bottom and for convenience park on the road.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills South Hams Office. Telephone: +44 (0)1548 800462






Fairview Road, Dartmouth, Devon, TQ6 9EN
Tenure Freehold
Local Authority South Hams District Council, Totnes
Council Tax Band = F
Energy Performance EPC Rating = E
Services Mains water, drainage, gas and electricity



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Total area: approx. 124.8 sq. metres (1343.0 sq. feet)

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

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