

Labri Dartmouth Road

Dartmouth

£1,600 Per month

Freeborns ESTATE AGENTS

An impressive 3 bedroom semi detached house with garden, garage, parking and sea views. The property is presented to a high standard throughout and offers modern light and airy living.





Labri Dartmouth Road, Stoke Fleming, Dartmouth, Devon, TQ6 0QY

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

GROUND FLOOR

LARGE ENTERANCE PORCH
Double glazed windows to front and side.

HALLWAY

OPEN PLAN KITCHEN / DINING ROOM
Modern kitchen with concrete affect worktops, integrated electric oven and induction hob with extractor hood over, ceramic sink with mixer tap, integrated dishwasher, integrated fridge. Useful under stairs storage cupboard, space for large dining table. Double glazed windows to side and sliding patio doors to rear garden.

UTILITY ROOM
Stainless steel sink with mixer tap, space for washing machine, space for freestanding fridge freezer, double glazed window to side.

CLOAKROOM / WC
Low level WC, pedestal wash hand basin, chrome ladder style heated towel rail, cupboard housing the fuse box and electric meter.

LOUNGE
Log burner, walk in bay window with patio doors to front garden. Sea and countryside views.

FIRST FLOOR

HALLWAY
Loft access.

BEDROOM 1
Feature fire place (non-working), 2 double glazed windows to front with sea views.

EN-SUITE
Walk in shower cubicle with rainfall shower head, basin, low level WC.

BEDROOM 2
Feature fire place (non-working), double glazed window to rear.

BEROOM 3
Double glazed window to side.

FAMILY SHOWER ROOM
Walk in shower with rainfall style shower head, pedestal wash hand basin, low level WC, obscured double glazed window to side.

OUTSIDE

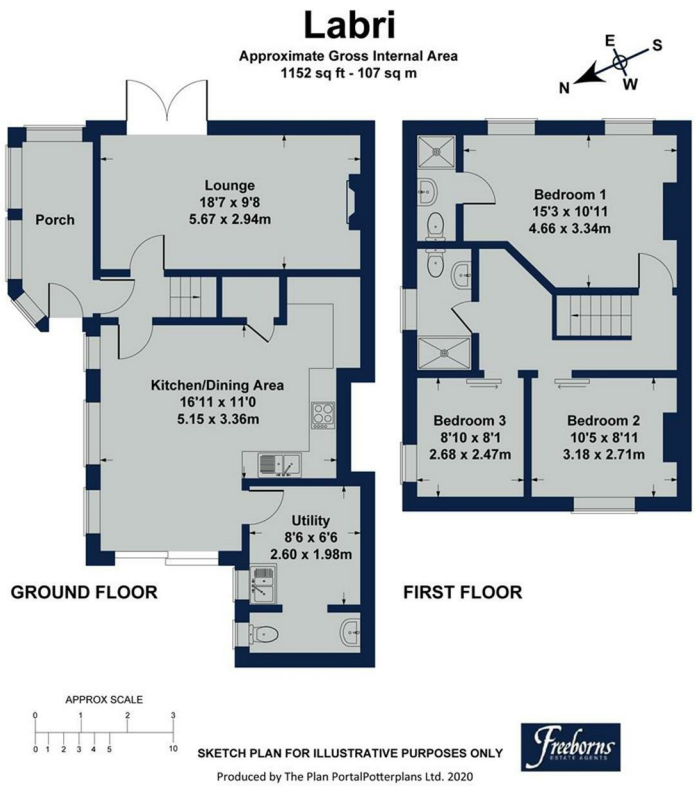
To the front of the property is a lawned garden with raised seating area enjoying sea and countryside views. A pedestrian gate gives access to the road.
To the rear the property is approached over a shared 'private road' which leads to a well-proportioned garage and parking for 2 plus vehicles. Please note, the up and over door to the garage is non-functioning so there is no vehicle access, for storage space only. There is an attractive lawned and paved rear garden.

COUNCIL TAX BAND: E

PLEASE NOTE
NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

EPC: E

CONSUMER PROTECTION FROM UNFAIR TRADING
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



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