

# 69 SOUTH FORD ROAD DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







## 69 SOUTH FORD ROAD

---

A Beautifully Presented Period Town House in the heart of Dartmouth

69 South Ford Road is a delightful character town house, offering beautifully maintained and versatile accommodation in a peaceful yet central location. Nestled in the heart of Dartmouth, this charming home is just a short stroll from the town's boutiques, galleries, restaurants, and picturesque riverfront.

This has been a much-loved second home which blends period charm with modern convenience. A pretty front courtyard garden sets the tone, a perfect spot for alfresco dining or morning coffee. The small entrance porch opens into a spacious, open-plan living area. This inviting space features an exposed stonework wall, and a cosy wood-burning stove. The dining area leads in to the well-appointed kitchen which is fitted with a range of built-in base units and integrated appliances, offering functionality alongside style. Off the kitchen is a most useful utility area. On the Lower Ground Floor is a snug which could also be used as a television or games room.

There are two comfortable bedrooms on the first floor, the main bedroom to the front has an en suite shower room and a large bay window with pretty views out across the town. On the Second Floor there are two further double bedrooms and a family bathroom.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London, Paddington, can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfast leigh is about 19 miles away.







## KEY FEATURES

---

- Beautifully Presented Period Town house
- Pretty Views Across The Town
- Charming Open Plan Living Space
- 4 Bedrooms
- 2 Bathrooms
- Wonderful Quiet Position In The Heart Of The Town
- A Few Minutes Walk From The Shops, Boutiques & Restaurants
- Front Courtyard Garden
- Mains Gas Electricity Water And Drainage







# PROPERTY DETAILS

## Property Address

69 South Ford Road, , Dartmouth, Devon, TQ6 9QT

## Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles.

All mileages are approximate

## Services

Mains electricity gas water and drainage. Gas fired central heating

## EPC Rating

Current: D, Potential: C

## Council Tax Band

C

## Tenure

Freehold

## Authority

South Hams District Council

## Fixtures & Fittings

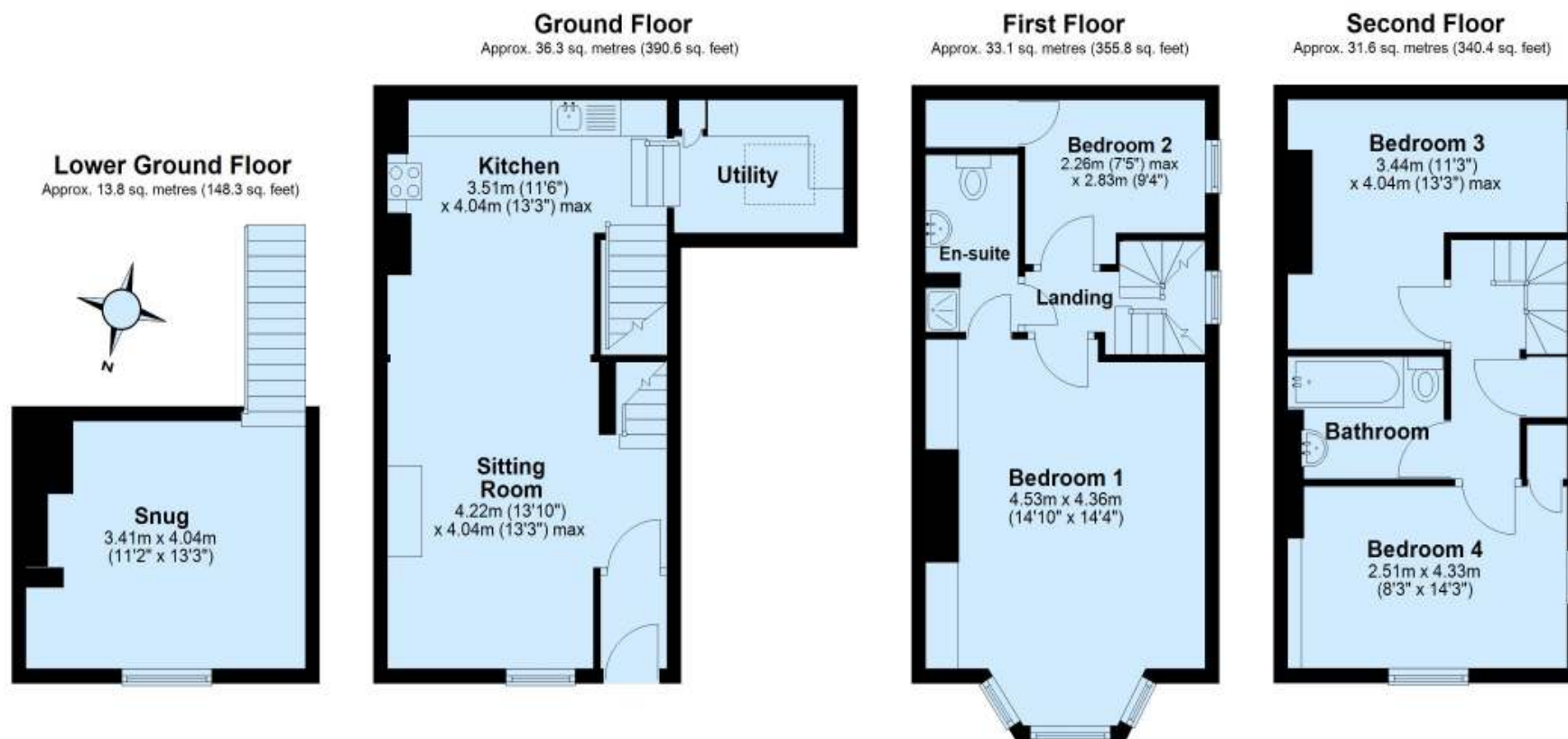
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

On foot from our offices in Hauley Road turn right into Fairfax Place and first left on to Smith Street, which in turn leads into South Ford Road. The property will be found towards the far end on the left hand side.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



Total area: approx. 114.7 sq. metres (1235.1 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.









MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth Office

01803 839190 | [dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk)  
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590