



5 Ridge Hill, Dartmouth, TQ6 9PE

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS









## 5 Ridge Hill, Dartmouth, TQ6 9PE

An elegant Grade II listed home, retaining many original features and with pretty views across Coronation Park towards the River Dart.

Located in a popular residential area, just a very short gentle walk to the town centre with a lovely secluded walled rear garden.

5 Ridge Hill has a wonderful warmth throughout, with exposed wooden flooring, sash windows to the front and pretty feature fireplaces.

On the ground floor a welcoming entrance hall leads in to a lovely main living space comprising of a sitting room open to the dining room with double doors out to the garden. There is a well fitted kitchen and a most useful utility room with cloakroom off.

There are three double bedrooms, a shower room and a family bathroom on the first floor and on the second floor is the beautiful vaulted main bedroom with an en suite shower room and separate w.c.

To the rear is an charming walled south west facing terraced garden giving plenty of space for al fresco dining and there is a paved terrace to the front of the house.

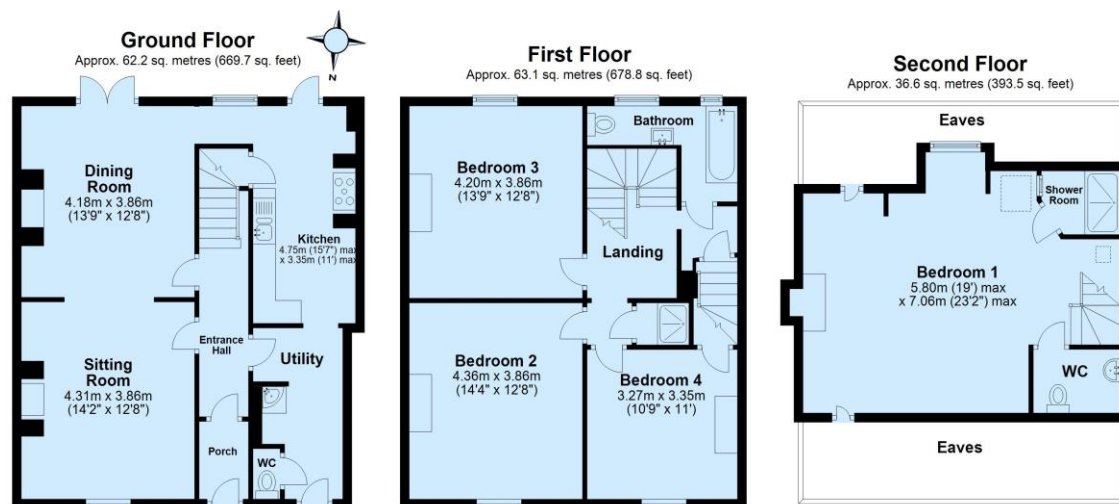
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of 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 Buckfastleigh is about 19 miles away.

### KEY FEATURES

- Elegant Grade II listed property
- Retaining many original features
- 4 spacious double bedrooms
- Top floor bedroom with vaulted ceiling
- Well proportioned sitting room
- Separate dining room
- Walled paved rear garden, south west facing
- Views over Coronation Park to the River Dart
- Mains electricity, gas, water and drainage
- Gas fired central heating

BEDS 4 | BATHS 2 | RECEPTS 2 | EPC tba | COUNCIL TAX Band F | TENURE Freehold

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190  
[dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk) [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)



Total area: approx. 161.8 sq. metres (1742.0 sq. feet)



#### DIRECTIONS

On foot from our office proceed onto the embankment and turn left. Upon reaching Coronation Park turn left onto Ridge Hill and the property will be found on the left hand side.

#### 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.

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand Petit  
ESTATE AGENTS