



Kircum Park, Lower Contour Road, Kingswear,  
Dartmouth, TQ6 0AL

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS









### DIRECTIONS

By car, take the lower ferry to Kingswear and continue heading out of the village towards Brixham. At the junction turn right heading back in to the village, where the road splits take Lower Contour Road where the property will be found on the left hand side.

## Kircum Park, Lower Contour Road, Kingswear, Dartmouth, TQ6 0AL

A much loved family home with beautiful river views which would now benefit from modernising, having the potential to create a wonderful home in the heart of this picturesque riverside village.

This is a good sized end terraced house, situated in a lovely position, with beautiful views across the River Dart towards Dartmouth. The property also benefits from a front decked and paved garden and residents parking is available.

Steps lead from Lower Contour Road up to the front garden which also has access via the side of the house to the back door. On the ground floor is an entrance hall with access to the w.c. /cloakroom and main living room comprising of a sitting room to the front with double glazed patio doors giving access to the front garden, and from where the beautiful views can be enjoyed, a dining room and the kitchen leading off. On the first floor is a landing providing access to three bedrooms and a family shower room. Bedroom 1 benefits from large bay window again with beautiful views and has an en suite bathroom.

Kingswear sits on the east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club. A seasonal steam train service operates to Torbay and the village is linked to Dartmouth by passenger and car ferry services operating continuously throughout the year. Churston Golf course and sandy beaches are within four miles.

### KEY FEATURES

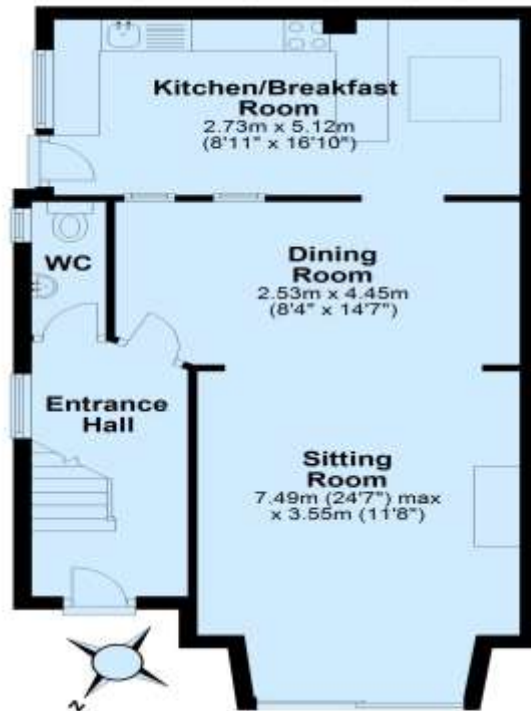
- Good Size End Terraced Period Home
- Beautiful River Dart Views
- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Potential To Improve
- Decked Front Garden
- Residents Parking

BEDS 3 | BATHS 2 | RECEPTS 2 | EPC Rating E | COUNCIL TAX Band C | TENURE Freehold

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190  
dartmouth@marchandpetit.co.uk www.marchandpetit.co.uk

### Ground Floor

Approx. 51.9 sq. metres (558.4 sq. feet)



### First Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



Total area: approx. 97.9 sq. metres (1053.5 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.

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