



MILLARD
COOK

12 RIDGE HILL, DARTMOUTH, TQ6 9PE



A beautifully presented 3 bedroom period house situated close to the town centre enjoying wonderful views across the River Dart and Britannia Royal Naval College with parking and rear gardens

12 Ridge Hill is a delightful period home situated in the popular location of Ridge Hill, close to the town centre for the facilities Dartmouth has to offer. Within a short walk, Coronation Park which has a café, water craft storage, tennis courts and access to the banks of the river.

Throughout the years the property has undergone significant modernisation including underfloor heating on the ground floor with oak flooring and, a modern kitchen, en-suite and a shower room.

Internally, the property enjoys wonderful views over the River Dart and Britannia Royal Naval College as well as a car parking space to the front.

Currently a successful holiday let, the property would suit those wishing to purchase a lock up and leave, holiday home or permanent residence.



Accommodation

Entrance hall with stairs rising. Double doors lead to the open plan living/dining room with a feature woodburning stove and a bay window overlooking the front aspect. Oak flooring with under floor heating and large under stairs cupboard. Ample space for dining table.

Steps lead down into the kitchen/ Sunroom . There is a good range of floor and wall units with a built in Lamona oven, microwave and hob with integrated fridge/freezer. Ample worktop space with a sink unit. The conservatory area has stunning views of the Royal Naval College, the surrounding countryside and of the River Dart. Door to the rear garden.

Adjacent to the kitchen is a useful utility room with cupboards, sink unit, space for washing machine and a cloakroom with WC and a hand basin.





First & second floor

The principal bedroom is a good size room with two windows overlooking the Royal Naval College, Coronation Park and the River Dart. Dressing area with built-in wardrobes and a tiled en-suite bathroom with separate shower cubicle, WC and a hand basin.

There is a further double bedroom with two windows over the front aspect and a tiled shower room with a WC and hand basin.

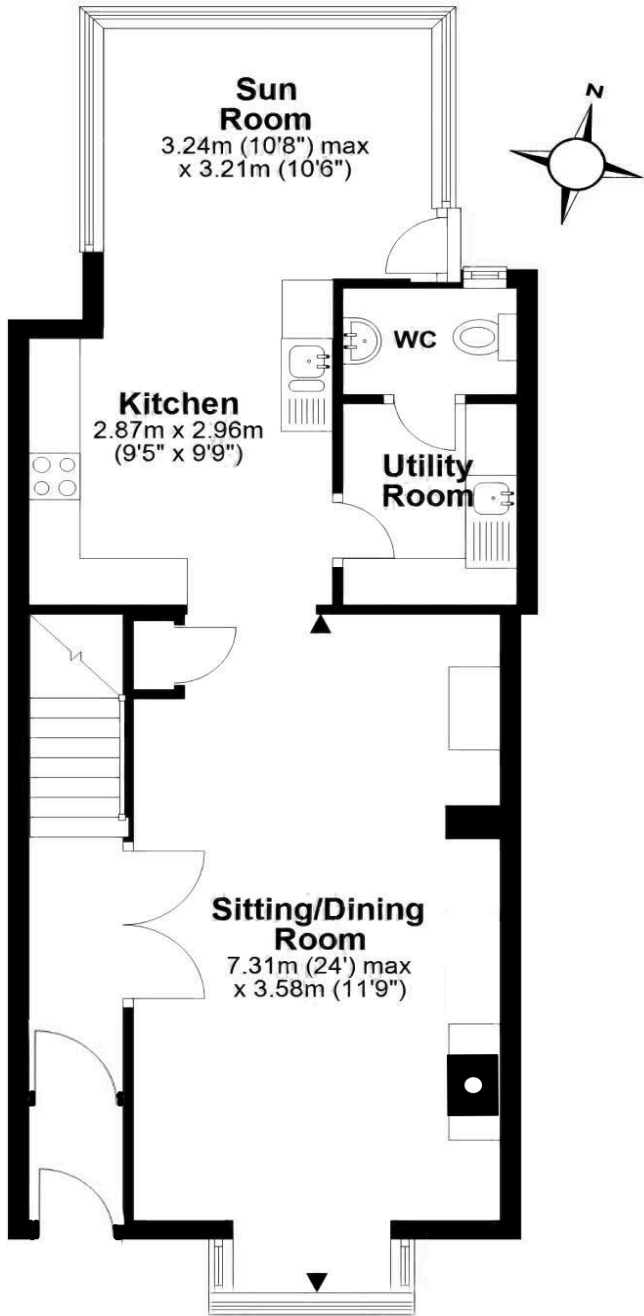
The second floor offers a large double aspect bedroom with four large velux windows overlooking the Navel College and across the River Dart. Eve storage space.





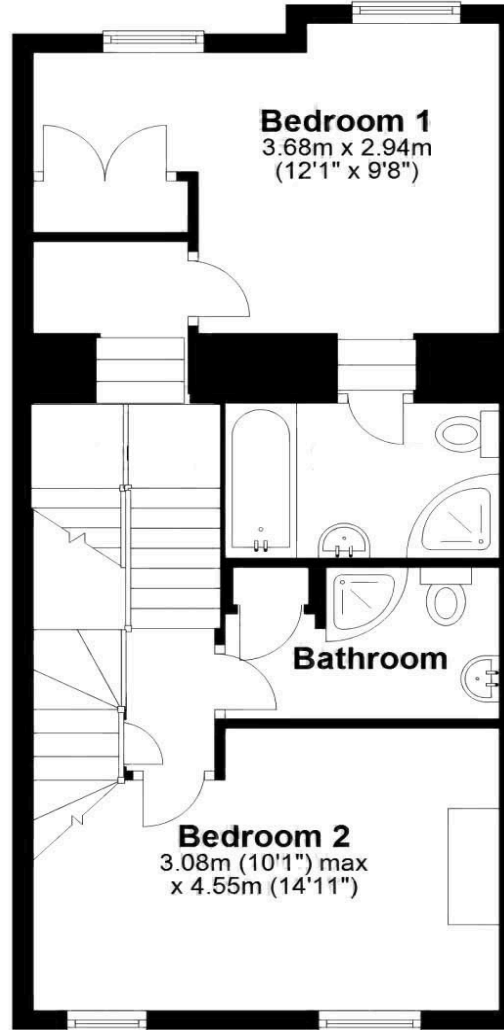
Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



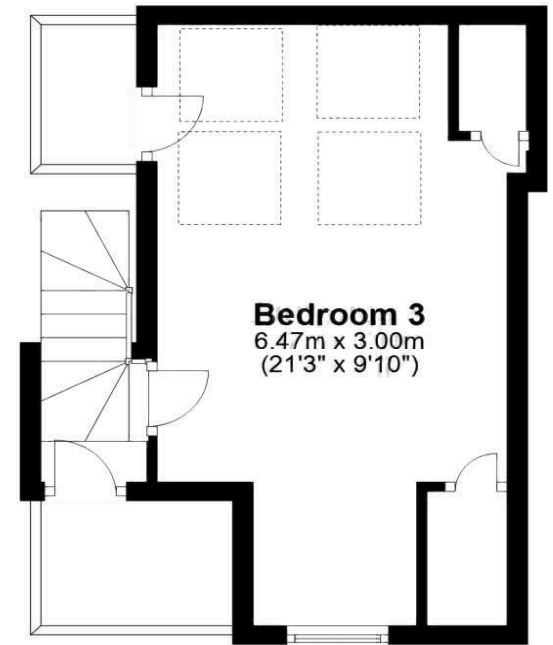
First Floor

Approx. 47.6 sq. metres (512.9 sq. feet)



Second Floor

Approx. 21.6 sq. metres (232.4 sq. feet)

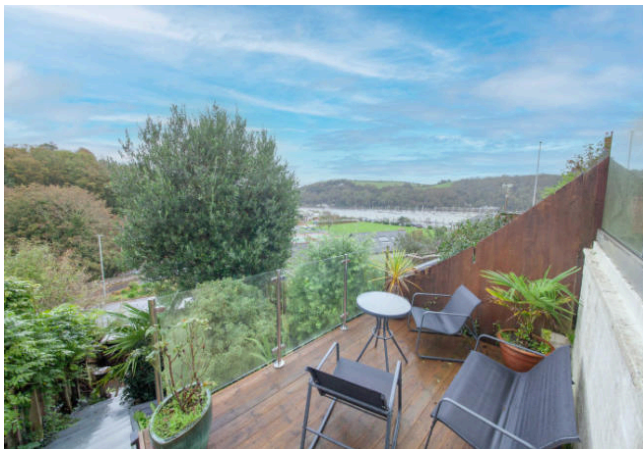


Total area: approx. 125.8 sq. metres (1353.6 sq. feet)

The outside

To the front of the property is a car parking space for a medium sized car.

To the rear, an ease of maintenance garden with a good sized decking space for a table enjoying wonderful views across the park and River Dart. Steps down to a further seating area leading to raised borders, a timber shed and log store.



Services

All mains services are connected

Heating

Gas fired central heating system.

EPC :C

Property Size

Approx. 1353.6 sqft

The property is currently business rated.

Note: Items within the property are available to purchase by separate negotiation.

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans are for guidance only and are not to scale.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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