



MILLARD
COOK

COOMBE VILLA
DARTMOUTH

A large 4 bedroom home with river views,
double garage and gardens



Coombe Villa, 12 Coombe Road is an imposing Grade II Listed end terrace house (listing no. 1208669), situated within a level walk to the town centre of Dartmouth.

Built in the late 1800's, the property has many period features including high skirting boards, sash windows and coving, unique to the era and is now on the market for the first time in over 70 years.

The property requires significant updating through-out, however it offers four bedrooms, three reception rooms, a veranda, conservatory, bathroom and a shower room. To the outside there is a double garage, parking and surrounding gardens with mature shrubs as well as established palms, a fig and an apple tree. There are fine views over Coronation Park, the River Dart and beyond.





Accommodation

Door leads to the entrance hall with a lovely staircase and cupboard under. Ornate coving and high skirting boards.

The large dual aspect living room has a brick fire surround and a gas fire (not in use). Double doors lead to the conservatory and the veranda being the length of the property. An archway leads to the dining room with double doors to the enclosed veranda with views over Coronation Park, River Dart and Kingswear beyond.

The kitchen has a selection of drawers, cupboards, worktop and a sink unit with window and door to the outside. Range Master oven. Adjacent, a utility room with plumbing for a washing machine.

Cloakroom with WC and handbasin with cupboard housing a Worcester boiler.



Coombe Villa

Approximate Gross Internal Area = 238.9 sq m / 2571 sq ft
Outbuilding = 2.3 sq m / 25 sq ft
Total = 241.2 sq m / 2596 sq ft

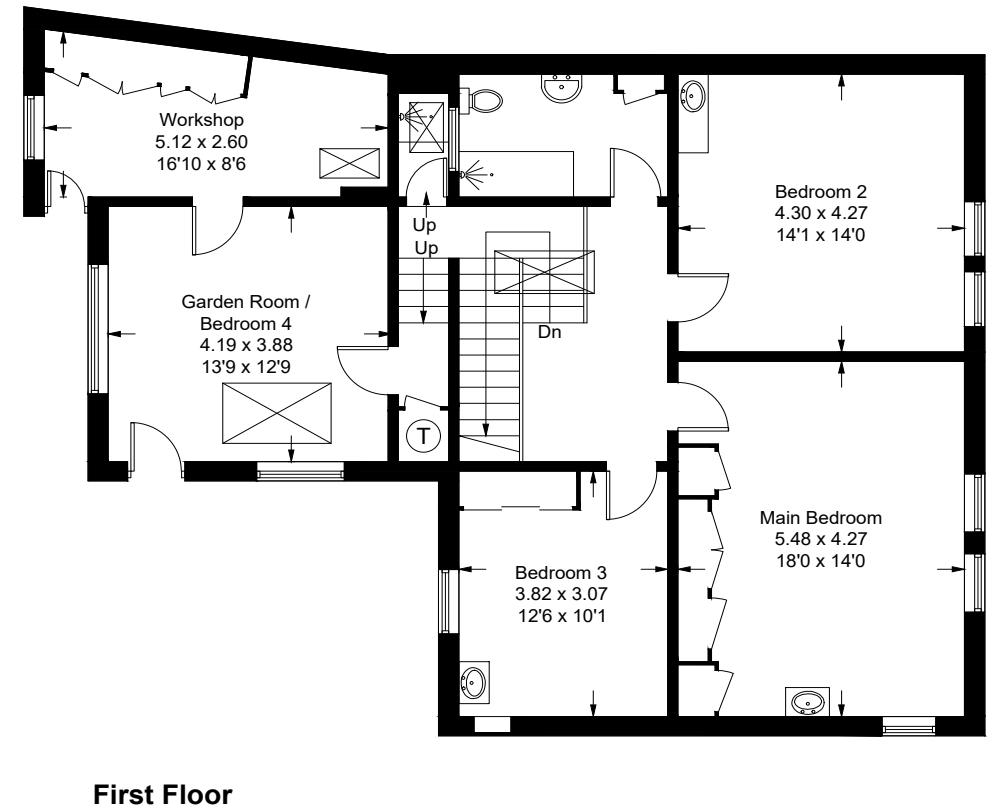
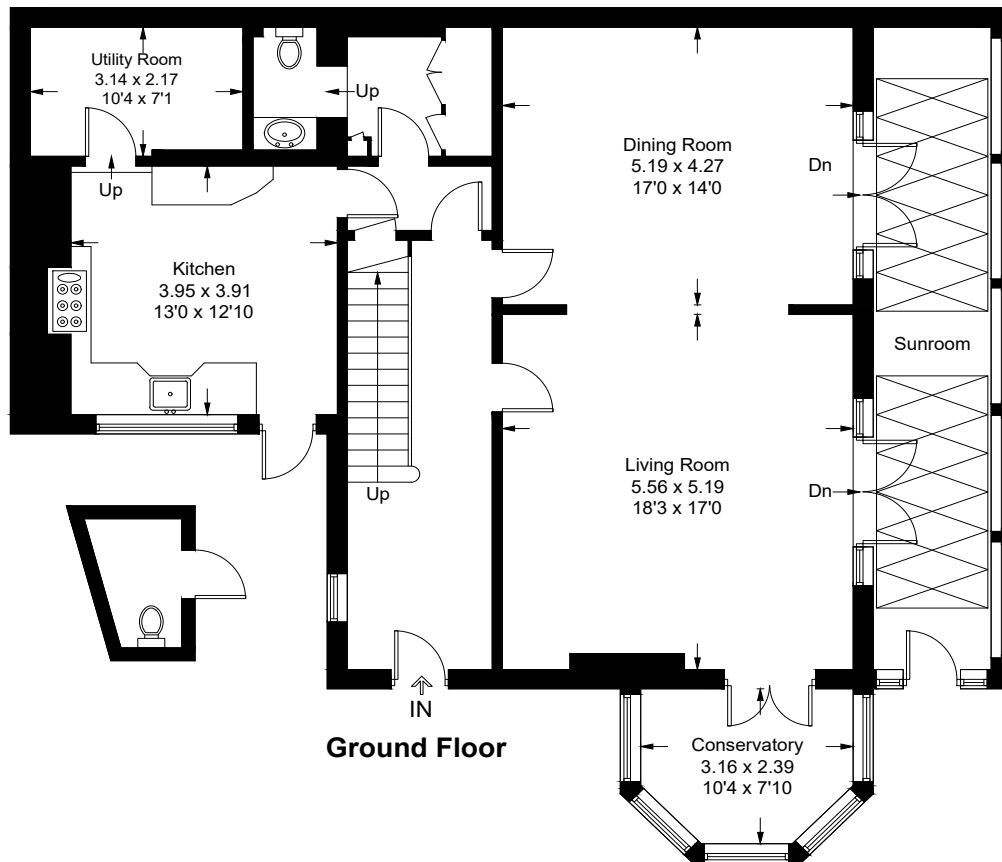


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065583)

First Floor

Landing with skylight and a shower room with tiled shower. Airing cupboard housing cylinder tank.

The principal bedroom is a lovely size being dual aspect with high ceilings and views over the park and river beyond. Vanity unit and built in wardrobes. The second double bedroom offers similar views with high ceilings and a vanity unit.

Bedroom three has wardrobes and a window overlooking the rear garden with a handbasin.

To the rear of the property is a further double bedroom with window and door to the rear garden. Adjacent, a further room with a window to the rear.



The outside

A driveway/parking area leads to the double garage with electric up and over door. A shared path leads to a private gate and access to the front garden with maturing flowers along with access to the enclosed veranda. To the side is a further paved area above the garage enjoying uninterrupted views across Coronation Park and the River Dart beyond. To the side are mature borders and stone walling with a small strip of additional land.

Access via side of the property to the front door and the rear with a useful brick store/original gardeners WC and, access to the kitchen. A pathway leads to the rear garden which is a good size being lawned with mature shrubs including a fig and apple tree.



Services

It is understood all mains services are connected.

Council tax band: G
EPC: E

Property address
Coombe Villa, 12 Coombe Road
Dartmouth, TQ6 9PQ

Property size
2571 sqft

Viewings

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

Floor plans and images are for guidance only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	44 E	
21-38	F		
1-20	G		

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