



8 Westerland Higher Contour Road, Kingswear, TQ6 0DJ
Freehold House - Terraced
£250,000

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This charming terraced property is located in an elevated position within the picturesque village of Kingswear, offering breathtaking views over the River Dart. From the property, one can enjoy panoramic vistas across to Dartmouth, the iconic Royal Britannia Naval College, and the surrounding rolling hills. The stylishly presented accommodation is deceptively spacious, comprising four large bedrooms (two ensuite), a stylish lounge, a kitchen/diner, and a family bathroom. Outside, the property enjoys private gardens to both the front and rear - perfect for taking in the quiet surroundings.

Kingswear is renowned for its beauty and appeal, situated on the sunny east bank of the River Dart. This village, with its colourful properties cascading down the hillside, is one of the most sought-after locations in the South West. A short ferry ride across the river brings you to the historic town of Dartmouth, which is rich in charm and character, with a variety of shops, restaurants, and cultural attractions. The village itself is well-served with amenities including a primary school, church, post office, general store, two public houses, a marina, yacht club, and a steam railway.

The property is accessed via steps from Higher Contour Road, entering in to a welcoming entrance hall with large storage cupboard. To the ground floor, there is a versatile large bedroom overlooking the frontage with the views beyond, and the added benefit of a cleverly installed ensuite shower room. Stairs rise to the first floor where you are greeted by a light-filled lounge with laminate flooring and a decorative feature fireplace. The room is a perfect space to relax and enjoy the stunning views. On this floor, there is also a separate WC, a very useful utility cupboard (with plumbing), and a door leading out to the rear terraced garden. The well-equipped and spacious kitchen/diner is well presented and boasts a range of wall and base units, with a pantry store and a view out rear garden.

The second floor accommodates three generous double bedrooms. The master bedroom, set to the front benefits from the spectacular river views and a smart ensuite shower room. The other two bedrooms are both well proportioned with views over the front and rear respectively. The bathroom is fitted with a modern white suite, including a shower over the bath and adjacent basin, offering a fresh and functional space. Throughout the property, natural light flows in, creating a bright and airy atmosphere, and the thoughtful layout provides a comfortable living environment.

Outside, the property offers desirable outdoor space, including a level front garden deck and a terraced rear garden. While the gardens may require some attention, they offer a fantastic opportunity to create a tranquil outdoor retreat or a space for alfresco dining. The elevated position of the property ensures that you can enjoy the surrounding views while relaxing in the garden.

Peace-of-mind is ensured with a recent roof (2015) and many other significant benefits: This property is offered with freehold tenure and is connected to mains water, drainage, and electricity. The heating is provided by modern Dimplex electric radiators (There is no gas in Kingswear). There is also UPVC double glazing throughout. We are also delighted to offer this property to market with NO ONWARD CHAIN.

AGENTS NOTE:
SOUTH HAMS DISTRICT COUNCIL COVENANT APPLIES TO THIS PROPERTY. This states that the prospective purchaser must be able to prove that he or she has lived (as their principal home) or worked in Devon throughout the 3 years immediately prior to the date of the proposed purchase, or have lived in the South Hams District for a cumulative total of 7 years in the past 20 years.

Council Tax Band: D



- Four Bedroom Family House
- Incredible Views Of River Dart
- With Front And Rear Gardens
- Prestigious Kingswear Location

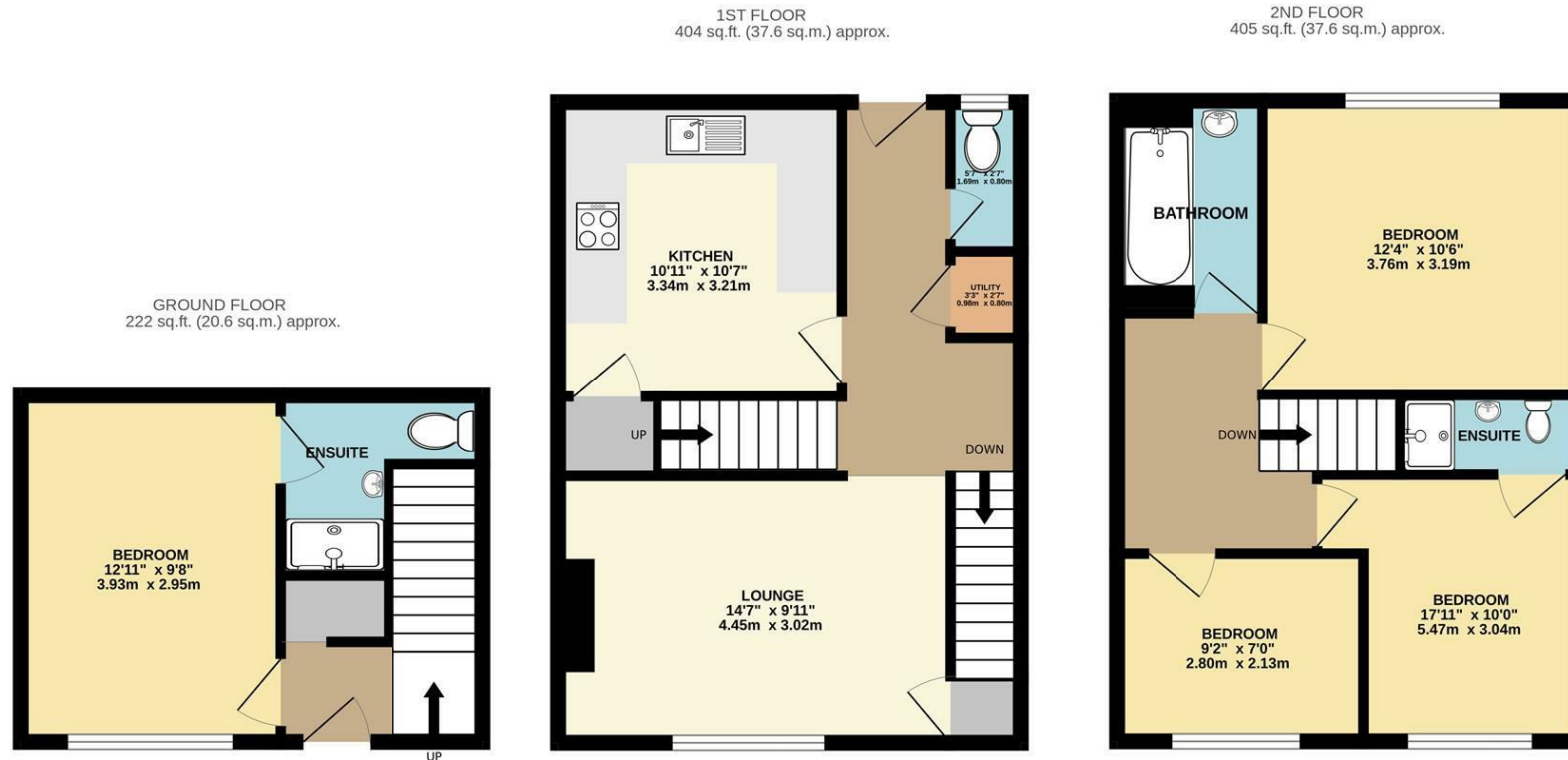
- Offered With No Onward Chain
- Two Ensuite Shower Rooms
- Spacious, Versatile Accommodation
- Scope To Improve If Required



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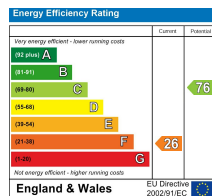


TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Current EPC Rating: F



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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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