

01803 865454

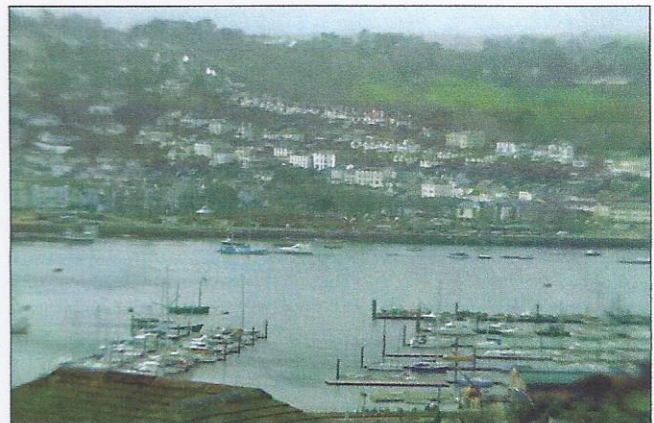
www.stags.co.uk

63 Fore Street, Totnes, Devon, TQ9 5NJ
totnes@stags.co.uk



STAGS

SOMERSET DEVON CORNWALL LONDON



Woodside, Upper Wood Lane, Kingswear, South Devon

River ¼ mile, Torbay 4 miles, Totnes 9 miles

Brand New Luxury House. Situated in this glorious elevated position overlooking the River Dart.

- Shower room/cloakroom
- Sitting room
- Dining room
- Kitchen/breakfast room
- Utility
- Bedroom 4/study
- 3 further bedrooms
- Master with balcony and ensuite
- Bathroom
- Large garage
- Garden

Region: £450,000



Woodside, Upper Wood Lane, Kingswear, TQ6 0DF

VIEWING: Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS: From Totnes, head towards Paignton. At the Tweenaway crossroads, head towards Brixham. Proceed to the end of this road and turn right and after Churston Golf Club and Texaco Garage, take the next right heading towards Kingswear. Proceed down into Kingswear village and at the end of the one-way system, bear left into *Higher Contour Road*. After approximately 400 yds along on the left hand side, you will see Upper Wood Lane on the left. Sweep into this driveway and Woodside will be seen directly ahead of you on the right hand side.

SITUATION: This property is situated in a marvellous position up high overlooking the beautiful River Dart with direct views to the pretty town of Dartmouth with Royal naval College etc. The property has a Sylvan setting with trees surround and enjoys a semi-wooded aspect with these spectacular views on show from principle rooms. The bustling little village of Kingswear is a short stroll away.

DESCRIPTION: Recently constructed to a high specification, Woodside benefits from a brand new NHBC 10 year guarantee and has been designed and equipped to a very high standard. The owner/developer believes in giving the highest quality. The property is designed for low maintenance with PVC windows, easily managed garden. Internally there is a superb sitting room with feature fireplace with LPG fired coal effect fire. The kitchen/breakfast room comes fully equipped. In addition, there is a utility room with houses the oil fired boiler for central heating and domestic hot water. There is plumbing for dishwasher and washing machine. The property benefits from wired satellite TV and terrestrial. There is an alarm system. Over the driveway there is a massive underground garage, which could be used to house vehicles, boats or potentially sub-divided to create an office/study/granny annexe etc.

ACCOMMODATION with approximate measurements

Part glazed uPVC door and matching side windows to:

ENTRANCE HALL: 19'2 in length. Fitted mat. Internal ornate arch. Radiator. Wall light points. Understairs storage cupboard with radiator.

DOWNSTAIRS CLOAKROOM: half tiled with matching floor tiling. WC. Wash hand basin. Strip light incorporating shaver socket. Extractor fan. Inset ceiling eyeball spotlights. Double glazed window with obscured glass. Radiator. **WALK IN SHOWER CUBICLE** with thermostatically controlled shower.

SITTING ROOM: 21'4" x 13'. Ornate feature fireplace with marble back and LPG fired coal effect fire. Ample power points. Telephone point. TV aerial point. Large picture window with view to Dartmouth. Radiator.

DINING ROOM: 11'7" x 11'3". Radiator. Wall light points. Ceiling rose. Double glazed sliding patio doors to rear courtyard garden.

BEDROOM 4/STUDY: 11' x 9'7". Double glazed patio door to outside. Radiator.

KITCHEN/BREAKFAST ROOM: 14'6" x 12'2". Fully fitted with natural wood fronted wall and base cupboards. Double glazed window with views to Dartmouth. Extensive work surfaces with inset 1¼ sink unit with mixer taps. Glass fronted display cupboards. Part tiling with random patterned ceramics. Concealed fridge/freezer and dishwasher. Ariston double oven with inset 4-burner gas hob with extractor fan above. Concealed lighting. Ample drawers. Tiled floor. Radiator. Inset ceiling brass eyeball spotlights. Wine racks. Part glazed door to outside. Internal arch to:

UTILITY ROOM: 9'4" x 6'6". Roll edged work surfaces with inset stainless steel sink unit with mixer taps. Extractor fan above. Eyeball ceiling spotlights. Tiled splashback. Double glazed window. Floor mounted oil fired boiler. Plumbing for washing machine and dishwasher.

FIRST FLOOR

HALF LANDING: Attractive double glazed flank wall window with leaded light and sailing motif in coloured glass.

BEDROOM 1: 16'10" x 11'9" (overall of this irregular shaped room). Feature double glazed patio doors leading to outside balcony with fantastic view down to the Marina and River Dart with Dartmouth as the backdrop. Similar view from double glazed window. Radiator. Door to **ENSUITE BATHROOM:** with panelled bath, mixer taps and shower attachment. Separate New Team shower. Part tiled walls. Wash

hand basin. W C. Radiator. Velux window with views as per bedroom 1. Extractor fan. Ceiling eyeball spotlight.

BEDROOM 2: 12' x 10'. Double glazed window with view as per bedroom 1. Radiator. Eyeball ceiling spotlight.

BEDROOM 3: 17'5" 11'10" x (overall). Dual aspect with view as per bedroom 1. Radiator. TV aerial point. Telephone point. Access to loft space. Velux window with obscured glass. Eyeball ceiling spotlight.

BATHROOM: with shaped panelled bath, mixer taps and shower attachment back up electric shower. Wash hand basin. Strip light with shaver socket. Eyeball ceiling spotlights. WC. Radiator. Large Velux window with obscured glass. Part tiling.

OUTSIDE

The property has landscaped gardens which consists of the following:

Directly to the front of the property by the front door is a pleasant verandah/balcony which leads round to the side garden. There is a wrought iron balustrade and views directly out towards Dartmouth.

LEVEL PATIO AREA: to the side of the property

STORE CUPBOARD: containing LPG gas cylinders
Outside light.

BALCONY: with open aspect down to the River Dart and Dartmouth beyond. Steps lead up to:

SHAPED LAWNED GARDEN with flower beds.
Steep part wooded area.

To the rear of the property there is a large retaining wall with sheltered courtyard ideal for climbing plants etc. Ladder gives access to high level where the oil tank is located. Further side garden with passageway with outside lighting. Flowerbed.

Steps with security lights lead down to the road level where there is a wide **DRIVEWAY** with attractive block flooring which leads to the:

GARAGE/WORKROOM which measure 23'10" x 23'6". This is a truly massive garage with space for cars, boats etc. or could be subdivided to create a study/office/granny annexe subject to any necessary consents. There is power, light, water, fuses and the double garage door is remote controlled with guiding light.

PROFESSIONAL SERVICES : Stags undertake **BUILDING SURVEYS** and **RICS HOMEBUYER** reports. Please contact our office for further information if you are not purchasing through Stags.

Do you know what your home is worth? If you live in an area in which Stags operate, please call to arrange for a free, no obligation valuation of your property.

Ref: TO25328/OCC



DISCLAIMER :

1. Any representation by Stags, whether orally or in writing and whether made in these particulars or prior to their production, is believed to be correct but its accuracy is not guaranteed and it should not be relied on. A purchaser must rely upon the provisions of the contract, information supplied in writing in answer to enquiries raised by his solicitor/licensed conveyancer, the usual Local Authority searches, his own surveyor's report and his own inspection of the property and not rely on any information made available by Stags or by the Vendor. These particulars do not form part of any contract unless specifically incorporated therein, in which case they shall be deemed to be part of the contract. 2. Any measurements, distances or dimensions given are approximate only. 3. The property, its services, appliances, fixtures and fittings have not been surveyed or tested by the agents and no warranty is given as to their condition or their ability to function. Legal entitlement and source of services have not been verified. 4. Any reference to alterations to or use of the whole or any part is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. References to the Tenure of a Property and Outbuildings 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.