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1 Orchard Gardens
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www.1OrchardGardens.uwclub.net



A semi-detached property within a 5-10 minute walk of Dartmouth town centre, shops and restaurants. Situated in an elevated, south-facing position, the property has the benefit of full sun for most of the day with rural views over the town and from the balcony. It is in a quiet residential side road with garage parking for one car. Children are welcome. Smoking and pets are not permitted. Sleeps 4/5 (two doubles and a twin).

ENTRANCE Front door leads into the ground floor which has two rooms, a large double bedroom and a good size bedroom with twin beds. Stairs lead up to a half landing (with back door to rear garden) and the kitchen and bathroom. From the half landing, stairs lead up to the living room with a south facing balcony and a second double bedroom.

KITCHEN/DINING AREA With electric cooker, microwave, fridge, washer/dryer and dining table (can seat up to six).

LIVING ROOM Two-seat sofa, three easy chairs, coffee table, television (with integral DVD player) and video player. Rural views through large picture window with access to balcony (not suitable for young children).

BEDROOMS Three, all south-facing, with rural views. Large master bedroom on the ground floor with fitted wardrobes, dressing table and bedside tables. A second double bedroom on the first floor with desk, bookshelves and walk-in wardrobe and a further bedroom with twin beds, wardrobe and chest of drawers on the ground floor.

BATHROOM Situated on the half-landing with a window to the rear of the property. Bath with electric shower over, basin and wc.

OUTSIDE South-facing terrace at the front of the property with bench, table and further chairs and table for dining alfresco. At the rear of the property there are further well-stocked borders, seating area and small lawn.

PARKING An average sized single garage with limited height opening (~64 inches).

INCLUSIVE ELEMENTS Duvets, pillows and linen provided. Tenants to bring their own towels. Electricity included.



View from the living room, balcony and all bedrooms



Living room, main bedroom and kitchen

DARTMOUTH

Dartmouth is a small town with great charm and character and is undoubtedly one of the most picturesque and interesting in the West County. It is situated around the historic harbour at the mouth of the River Dart, home to over 3000 boats of all descriptions. There are tiers of streets with very individual and unusual properties as well as many interesting shops and a huge variety of restaurants and pubs. Boat trips up the river (as far as Totnes) run for most of the year.

The surrounding coastline and beaches are well known for their outstanding beauty. Dartmouth is an excellent base for exploring the National Trust's famous south-west coastal footpath.

There is swimming and wind surfing (at nearby Blackpool Sands and Slapton beach), fishing, tennis, boat trips on the River Dart and bird-watching. Much of the surrounding land is owned by the National Trust and, as well as the coastal footpath, there are many historic houses and gardens open to the public in close proximity. The Dartmoor National Park is easily reached by car as are other attractions such as the Eden Project and the Lost Gardens of Heligan.

For more information visit www.dartmouth.org.uk

THINGS TO THINK ABOUT!

Street parking in Dartmouth is difficult for much of the year and virtually impossible in high season. **1 Orchard Gardens** is very fortunate to have a single garage and to be within easy walking distance of the town centre. The garage is average sized with limited headroom (~64 inches); some people-movers/SUVs will not fit!

The nearest bridge crossing the River Dart is at Totnes (13 miles by car and 8 miles by river) but there are ferry services in Dartmouth for both cars and foot passengers.



Views around Dartmouth all within 5-10 minutes walk from the house



<p>2009 Peak Season - £600pw 15th-29th August</p>	<p>2009 High Season - £550pw 23rd - 30th May 11th July – 15th August Christmas & New Year</p>	<p>2009 Mid Season - £400pw 4th – 18th April (Easter) 2nd – 16th May (Music Festival) 30th May - 11th July & 29th Aug' - 12th September October Half Term</p>	<p>2009 Low Season - £300pw All other dates. Discounts for couples and for short breaks</p>
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See also:

www.1OrchardGardens.uwclub.net

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