

Property Summary...



- ☑ Self-catering accommodation (sleeps 4+2) with garage parking for one car
- ☑ Ideal, quiet location 5-10 minute walk from the shops and restaurants in the centre of Dartmouth
- ☑ Personally managed and maintained by the owners
- ☑ South-facing, elevated position with full sun throughout the day
- ☑ Well-stocked gardens, barbeque terrace and small lawn
- ☑ A starter supply of essentials (such as washing up liquid, toilet rolls, tea and coffee etc) is provided
- ☑ A welcome pack means that you can relax with a glass of wine and some local cheese when you arrive
- ☑ Electricity is included and duvets, pillows and linen are provided. You are requested to bring towels
- ☑ Children are welcome but smoking and pets are not permitted.

Dartmouth...

Dartmouth is a small town with great charm and character. 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, the south-west coastal footpath and beaches are well known for their outstanding beauty.

Dartmouth is a perfect base for exploring south Devon and Dartmoor.

Contact Details...

For more information, availability and prices please visit our website or contact:

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Penmeneth House
Fairview Road
Dartmouth TQ6 9EN

Tel: 01803 835882
07768 906282



Email: Helen@1OrchardGardens.com

www.1OrchardGardens.com

1 Orchard Gardens



Sunny, elevated position

Gardens, terrace & balcony

*5-10 minute walk from
Dartmouth town centre*

Sleeps 4+2

*Personally managed and
maintained by the owners*

www.1OrchardGardens.com

Property Details...



1 Orchard Gardens is 'upside down' (like many properties in Dartmouth).

The front door leads into the ground floor which has two rooms: a large double bedroom and a good-size twin-bedded room. Stairs lead up to a half landing (with a door to the back garden) and the kitchen and bathroom. From the half landing, stairs lead up to the sitting room and a second double bedroom. The sitting room has a large picture window leading on to the sunny balcony. The sitting room, balcony and all the bedrooms are south-facing with extensive rural views.

At the front of the house, the balcony and south-facing terrace look over the well-stocked front garden to rural views over the town; there is also a garden seat, table and a further table and chairs for dining alfresco. To the rear of the house there is a seating area, small lawn and well-stocked borders.

1 Orchard Gardens is in an elevated position and the access steps may not be suitable for the infirm.



The sitting room is light, airy and south facing - there are extensive rural views through a large picture window with access to the balcony (which is not suitable for very young children).

The room is comfortably furnished and has a flat-screen, digital television with inbuilt DVD player and CD player/radio.



The dining/kitchen is situated on the half-landing and can seat up to six. There is an electric cooker, microwave, fridge and washer/dryer.

The room looks up to the rear garden.



The three bedrooms are all south-facing, with rural views.



The large master bedroom on the ground floor has fitted wardrobes, a dressing table and bedside tables.



A second double bedroom on the first floor has a desk, bookshelves, chest of drawers and a walk-in wardrobe.



The third bedroom is on the ground floor and has twin beds, wardrobe and bedside tables.

The bathroom on the half-landing has a bath with electric shower over.

Parking in Dartmouth is a challenge and at a premium; 1 Orchard Gardens is fortunate to have a single garage (which has limited height opening ~72 inches).

1 Orchard Gardens

The tariff for 2011 is shown in the following table.

Please either visit our website or contact us directly if you would like to check the availability for a specific date:

Helen Deakin

Tel: 01803 835882 or 07768 906282

Email: Helen@1OrchardGardens.com

www.1OrchardGardens.com

We are able to offer short breaks out of season – please call us to find out more.

Wk No.	Saturday Commencing	Price per week	Key Events
1	01/01/2011	£650	New Year
2	08/01/2011	£350	
3	15/01/2011	£350	
4	22/01/2011	£350	
5	29/01/2011	£350	
6	05/02/2011	£350	
7	12/02/2011	£350	
8	19/02/2011	£375	Half Term
9	26/02/2011	£375	
10	05/03/2011	£375	
11	12/03/2011	£375	
12	19/03/2011	£375	
13	26/03/2011	£375	
14	02/04/2011	£375	
15	09/04/2011	£450	
16	16/04/2011	£480	Good Friday, 22 nd April
17	23/04/2011	£480	Easter Monday, 25 th April
18	30/04/2011	£480	Bank Holiday 2 nd May
Wk	Saturday	Price	Key Events

No.	Commencing	per week	
19	07/05/2011	£480	Music Festival 6-8 th May
20	14/05/2011	£480	
21	21/05/2011	£480	
22	28/05/2011	£585	Half term. Bank Holiday 30 th May
23	04/06/2011	£485	
24	11/06/2011	£485	
25	18/06/2011	£485	
26	25/06/2011	£535	
27	02/07/2011	£535	
28	09/07/2011	£585	
29	16/07/2011	£585	
30	23/07/2011	£650	
31	30/07/2011	£650	
32	06/08/2011	£650	
33	13/08/2011	£650	
34	20/08/2011	£800	Regatta 25-28 th August (8-days)
35	Sunday 28/08/2011	£600	Regatta - 25-28 th August. Bank Holiday 29 th August (6-days)
36	03/09/2011	£480	
37	10/09/2011	£480	
38	17/09/2011	£480	
39	24/09/2011	£480	
40	01/10/2011	£375	
41	08/10/2011	£375	
42	15/10/2011	£375	
43	22/10/2011	£425	Half Term Food Festival (tbc)
44	29/10/2011	£375	
45	05/11/2011	£375	
46	12/11/2011	£375	
47	19/11/2011	£375	
48	26/11/2011	£375	
49	03/12/2011	£375	
50	10/12/2011	£375	

51	Please call to discuss dates	£650	
52		£650	Bank Holiday - 26-27 th December