

1 Orchard Gardens



Sunny, elevated position

Gardens, terrace & balcony

***5-10 minute walk from
Dartmouth town centre***

Sleeps 4+2

Garage parking

***Personally managed and
maintained by the owners***

www.1OrchardGardens.com

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
- ✓ 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:

Helen Deakin
Penmeneth House
Fairview Road
Dartmouth TQ6 9EN

Tel: 01803 835882
07768 906282

Email: Helen@1OrchardGardens.com

www.1OrchardGardens.com



Property...



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.

Details...



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 2015 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	27/12/2014	£695	Bank Holiday 1/Jan
2	03/01/2015	£375	
3	10/01/2015	£375	
4	17/01/2015	£375	
5	24/01/2015	£375	
6	31/01/2015	£375	
7	07/02/2015	£375	
8	14/02/2015	£395	Half Term?
9	21/02/2015	£395	
10	28/02/2015	£395	
11	07/03/2015	£395	
12	14/03/2015	£395	
13	21/03/2015	£395	
14	28/03/2015	£495	Good Friday 3rd April
15	04/04/2015	£495	Easter Monday 6st April
16	11/04/2015	£415	
17	18/04/2015	£415	
18	25/04/2015	£415	

Wk No.	Saturday Commencing	Price per week	Key Events
19	02/05/2015	£475	Bank Holiday 4th May.
20	09/05/2015	£475	
21	16/05/2015	£475	
22	23/05/2015	£595	Half term Bank Holiday 25th May
23	30/05/2015	£520	
24	06/06/2015	£520	
25	13/06/2015	£520	
26	20/06/2015	£575	
27	27/06/2015	£575	
28	04/07/2015	£625	
29	11/07/2015	£625	
30	18/07/2015	£705	
31	25/07/2015	£705	School Holiday starts?
32	01/08/2015	£705	
33	08/08/2015	£705	
34	15/08/2015	£705	
35	22/08/2015	£895	Regatta 27/28/29th August*
36	30/08/2015	£595	Bank Holiday 31st August**
37	05/09/2015	£520	
38	12/09/2015	£520	
39	19/09/2015	£520	
40	26/09/2015	£415	
41	03/10/2015	£415	
42	10/10/2015	£415	
43	17/10/2015	£495	
44	24/10/2015	£495	
45	31/10/2015	£375	
46	07/11/2015	£375	
47	14/11/2015	£375	
48	21/11/2015	£375	
49	28/11/2015	£375	
50	05/12/2015	£375	
51	Please call to discuss	£375	School Holidays

* 8-day Regatta Booking ending on Sunday

** 6-day Post-regatta Booking commencing on Sunday