



The Pottery Warfleet Creek Road
Dartmouth
£450,000

Freeborns
ESTATE AGENTS

1, The Pottery Warfleet Creek Road, Dartmouth, Devon, TQ6 9GH

****WATCH THE FULL VIDEO TOUR NOW WITH COMMENTARY**** A superbly presented duplex apartment offering flexible accommodation of approximately 1,367 sq ft, located seconds from Warfleet Slipway and the River Dart. The spacious property benefits from a large garage allowing for boat storage and parking.

1 The Pottery is located on the ground and first floor of the prestigious Dartmouth Pottery building which was converted in 2006, being Grade II listed, the apartment has preserved many of the buildings original features.

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

COVERED ENTRANCE / CAR PORT

Paved flooring and panelled walls leading to both the front door and extremely generous garage.

HALLWAY

Oak flooring with underfloor heating, coat cupboard, under stairs storage and displaying the lower half of one of the buildings magnificent steel support beams.

SHOWER ROOM

Tiled floor with underfloor heating, sink and WC set into oak backdrops with mirrored storage above the sink, spacious shower cubicle with glass splashbacks, utility area and the footing of another of the buildings original steel support pillars.

An oak staircase rises to:-

BEDROOM 24'10" X 10'9" (7.57M X 3.28M)

A large and versatile room with a maximum length of 24'10, this room is currently configured to sleep 4 with an impressive room screen exhibiting the work of local artist Paul Barclay. The buildings original stonework also provides a beautiful feature wall. 2 x radiators, double glazed sash window to side.

EN-SUITE

Tiled floor with underfloor heating, sink and WC set into oak backdrops with mirrored storage cupboard over, chrome heated towel rail, bath with glass splashbacks and bath panel.

1ST FLOOR

An impressive semi open plan family room comprising of:

KITCHEN

Modern high gloss base and eye level units with granite worktops over, integrated full height fridge freezer, integrated dishwasher, oven with microwave over, induction hob, 1 1/2 stainless steel sink with mixer tap, oak effect floor.



LOUNGE / DINING ROOM

An impressive space with potential to provide an additional sleeping area, oak effect flooring, upper body of steel support pillar, timber support beam and exposed stonewall 4 x double glazed sash windows, one of which provides glimpses of the River Dart.

GARAGE

Providing potential for the storage of a small boat or other watercraft along with parking for 1 car, there is a store room/boiler cupboard and electric up and over door.

Garage door opening 2.15m wide x 1.85m Height.

OUTSIDE

The property is located only seconds away from the slipway and foreshore at Warfleet Creek.

BUSINESS RATES

Rateable Value £3,600.00 per annum.

100% relief available subject to individual circumstances.

The property is currently run as a successful holiday let (www.dartmouthselfcateringholidays.co.uk) with over 75% occupancy and income is in the region of £30,000.

TENURE

Leasehold 999 years from 2006.

SERVICE CHARGE

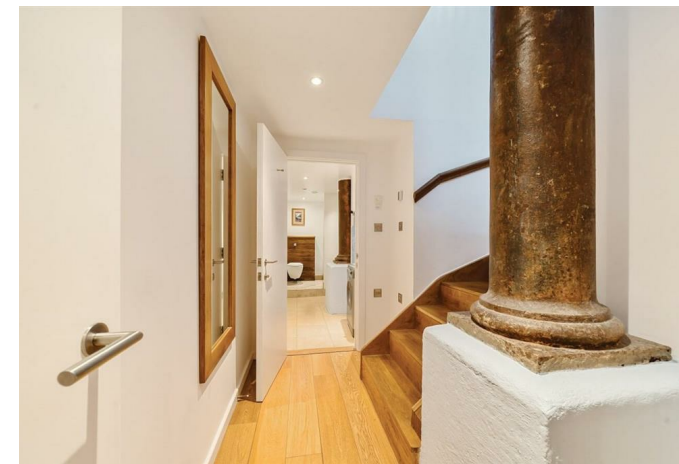
Approximately £2,500 per annum.

GROUND RENT

Approximately £200 per annum.

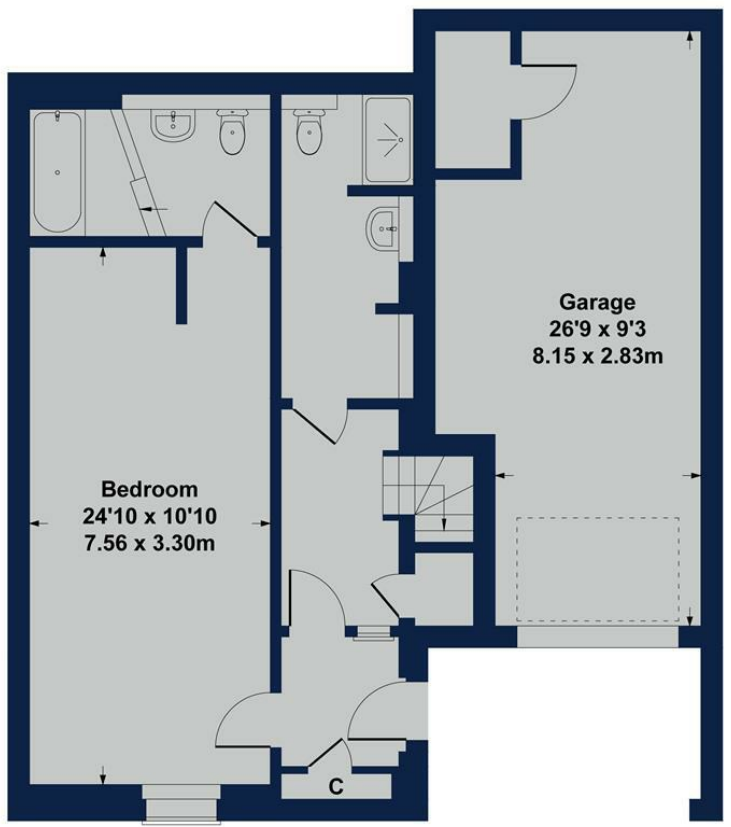
CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



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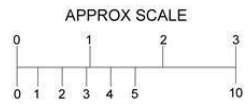
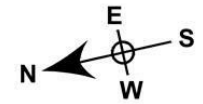
Approximate Gross Internal Area
1367 sq ft - 127 sq m



GROUND FLOOR



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Produced by The Plan PortalPotterplans Ltd. 2022



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