



**6 Above Town**  
Dartmouth  
£320,000

*Freeborns*  
ESTATE AGENTS

A newly renovated two bedroom apartment with a tasteful interior located just outside the heart of Dartmouth's town centre. The property benefits from River Dart glimpses and rooftop views.



# 6 Above Town, Dartmouth, TQ6 9RG

## FRONT DOORS TO;

## ENTRANCE LOBBY - OPENING TO KITCHEN

## KITCHEN AREA

Double glazed full height window to front, range of modern refitted base kitchen units, granite worksurfaces, inset single drainer sink with designer swan neck mixer tap, built-in full height storage cupboard, inset four ring electric induction hob with stainless steel extractor chimney hood above, built-in oven under, integrated appliances to include a washing machine, dishwasher and fridge. Built-in stainless steel microwave. Engineered wood flooring, chrome heated towel rail.

## BEDROOM ONE

Double glazed window to front with shutters, radiator, wardrobe with shelf and hanging rail, steps up to a door leading to the ensuite.

## ENSUITE

Double glazed frosted window to side, shower enclosure, vanity unit with wash hand basin and designer mixer tap, close coupled WC, chrome heated towel rail, part tiled walls, extractor fan, engineered wood flooring and recessed ceiling downlights.

## SITTING ROOM

Double glazed sash windows to front with views across Dartmouth and towards the River Dart, radiators.

## INNER HALLWAY

Recessed storage cupboard, doors to;

## BEDROOM TWO

Double glazed sash window with shutters, radiator, feature wall with wood panelling.

## SHOWER ROOM

Shower enclosure, vanity unit with inset wash hand basin and designer mixer tap, close coupled WC, part tiled walls, chrome heated towel rail, engineered wood flooring, extractor fan, recessed ceiling downlights.

## OUTSIDE

Shared outside patio area on which to enjoy al fresco dining and drinks.

## EPC: C

## COUNCIL TAX BAND: B

## LOCAL AUTHORITY

South Hams District Council

## 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

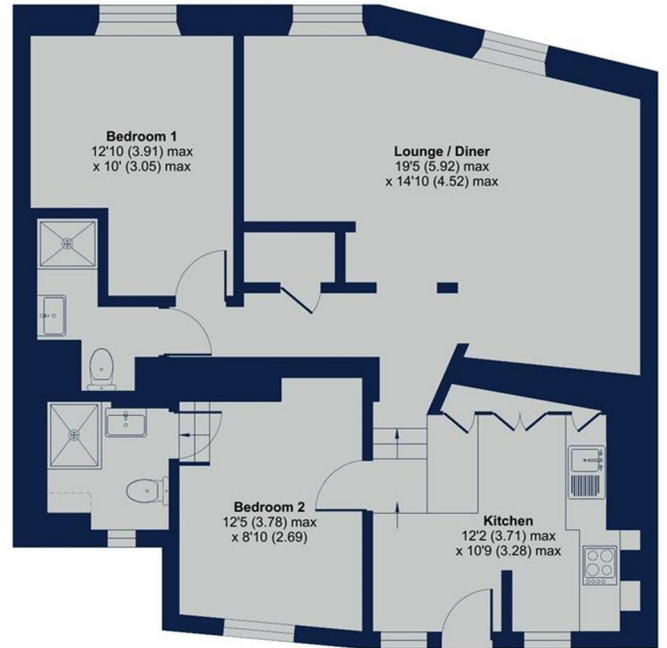
should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## Above Town, Dartmouth, TQ6

Approximate Area = 814 sq ft / 75.6 sq m  
Limited Use Area(s) = 5 sq ft / 0.4 sq m  
Total = 819 sq ft / 76 sq m  
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Freeborns Estate Agents. REF: 1205033



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