

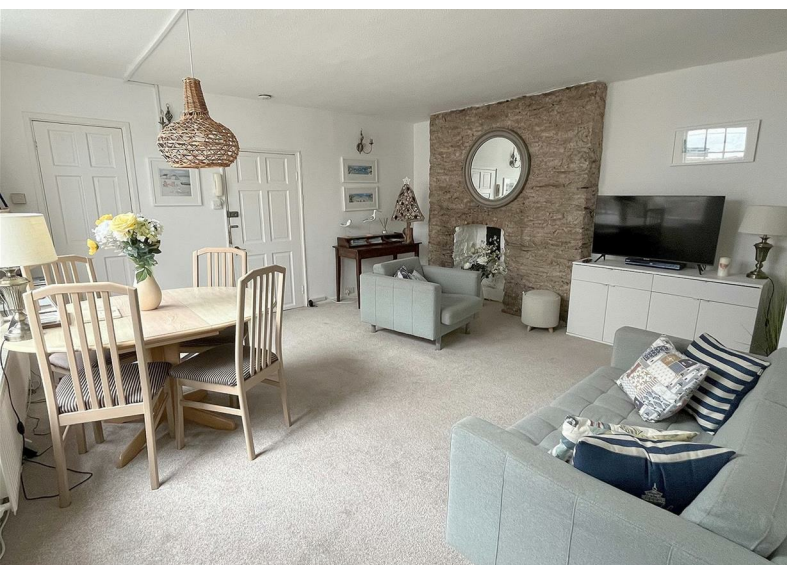


## First Floor Flat, 26 Fairfax Place

Dartmouth  
£249,950

*Freeborns*  
ESTATE AGENTS

Located in the heart of Dartmouth's town centre, this two-bedroom property is currently utilised as a successful holiday let, making it an attractive option for those looking to enter the rental market or seeking a second home. The property boasts a charming character that is enhanced by its exposed Devon stone chimney breast and spacious master bedroom.





# First Floor Flat, 26 Fairfax Place, Dartmouth, TQ6 9AB

## COMMUNAL ENTRANCE DOOR TO;

Communal Hallway, staircase to first floor, private access door to;

## SITTING ROOM

Sash windows to side, exposed Devon-stone chimney breast, radiator, built-in book shelves, doors to;

## KITCHEN

Sash window to side, range of base and wall mounted cupboards, worksurface with inset 1 1/2 bowl stainless steel drainer sink, space for a cooker, space for undercounter fridge, tiled splashbacks, built-in open shelving unit, wall mounted gas boiler, wooden flooring, recessed ceiling downlighters.

## BEDROOM TWO

Window to front, radiator, built-in shelves into alcove.

## BATHROOM

Sash window to side, modern white suite comprising of panelled back with 'Mira Jump' electric shower over, pedestal wash hand basin, close coupled WC, chrome heated towel rail, wood flooring.

## BEDROOM ONE

Dual aspect room with sash windows to side and rear aspects, radiator, built-in wardrobes.

## COUNCIL TAX BAND: A

## LOCAL AUTHORITY

South Hams District Council

## EPC: D

## SERVICES

Electricity, water and drainage are connected.

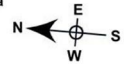
## CONSUMER PROTECTION FROM UNFAIR TRADING

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.

## Bosun's Call, First Floor Flat, 26 Fairfax Place, TQ6 9AB

Approximate Gross Internal Area  
592 sq ft - 55 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2025



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