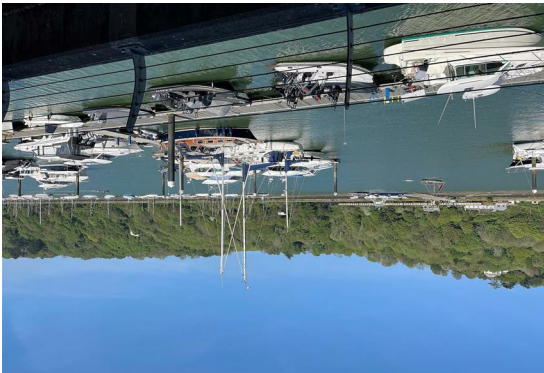
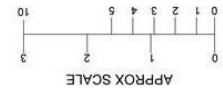




Produced by The Plan PortalPotterplans Ltd, 2025
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



28 Dart Marina Sandquay Road
Dartmouth

£1,500,000

28 Dart Marina Sandquay Road, Dartmouth, TQ6 9QP

A contemporary designer townhouse set in the exclusive Dart Marina development located just a few minutes walk for the hustle and bustle of Dartmouth's vibrant town centre.

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Staircase to first floor with understairs storage cupboard, radiator, solid oak flooring, recessed ceiling downlighters, doors to;

SITTING ROOM/DINING ROOM

Double glazed full height windows to rear with double glazed French doors leading onto the terrace with direct waterside views over the private harbour, fireplace with stone surround mantle and hearth, designer gas fire inset, radiator, solid oak flooring, recessed ceiling downlighters, glazed solid oak French doors to kitchen.

KITCHEN

Double glazed window to front, range of modern base and wall mounted cupboards and drawer units, worksurface with inset designer one and a half bowl stainless steel sink with swan neck mixer tap, freestanding stainless steel range cooker with designer stainless steel extractor fan above, integrated appliances to include fridge/freezer and a dishwasher. Eye level stainless steel shelving with built-in downlighters, under cupboard lighting, recessed ceiling downlighters, solid oak flooring, glazed French doors to Dining Area.

SEPERATE WC

Hidden cistern WC, designer wash hand basin and mixer tap, solid oak flooring, recessed ceiling downlighters.

FIRST FLOOR LANDING

Staircase to second floor, built-in storage cupboard, radiator, recessed ceiling downlighters, doors to;

MASTER BEDROOM

Double glazed sash windows to rear with views over the Dart River and private harbour, radiator, built-in wardrobes with sliding doors, electric curtains, door to ensuite shower room

ENSUITE SHOWER ROOM

Modern designer suite comprising a walk-in shower, vanity unit with wash hand basin and designer mixer tap, hidden cistern WC, tiled floor, part tiled walls, wall mounted mirror fronted cupboard, chrome heated towel rail, extractor fan, recessed ceiling downlighters.

BEDROOM TWO

Double glazed sash windows to front overlooking the courtyard, radiator, built-in mirror fronted sliding door wardrobes, electric curtains, recessed ceiling downlighters.

FAMILY BATHROOM

Modern white contemporary suite comprising a panelled bath with shower over, designer wash hand basin with mixer tap, hidden cistern WC, wall mounted mirror fronted medicine cupboard, part tiled walls, tiled floor, wall mounted chrome heated towel rail, extractor fan, recessed ceiling downlighters.

SECOND FLOOR LANDING

Door to;

SNUG

Double glazed window to rear with views over the River Dart and private harbour, velux window to front and rear, radiator, eves storage cupboard, door to;

BEDROOM THREE

Velux windows to both sides, radiator, eves storage cupboard, solid oak flooring.

OUTSIDE

REAR TERRACE

Paved terrace overlooking the River Dart, private harbour and heritage railway.

FRONT

Parking bay for up to two vehicles, storage cupboard with electric car charging point.

BUSINESS RATES

Current rateable value (1 April 2023 to present)
£10,500

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.

TENURE

Leasehold 999 years with a current annual service charge of approx. £1,500.

