



1 Mount Pleasant Higher Contour Road, Kingswear, Dartmouth, TQ6 0DB
Leasehold Flat - Ground Floor
£189,950

boycebrixham
email property@ljboyce.co.uk call 01803 852736

An ideal first time purchase for local people, located in the highly sought after Dart side village of Kingswear. The property enjoys breathtaking views to the River Dart, Dartmouth town, The Britannia Royal Naval College and Devonshire rolling hills in front, and we are delighted to offer this property to market for the first time since new - it's been in the same ownership since the 1960's!

This spacious THREE BEDROOM GROUND FLOOR FLAT benefits from easy access into the property where there are three excellent sized bedrooms (two doubles and a large single) with two of the rooms offering the incredible views. A very light-and-bright kitchen is large enough to accommodate a small dining set and provide rear access out. The property is serviced by a bathroom and separate WC - there is scope to combine the two rooms into a spacious family bathroom if required. The large lounge, set to the front of the property also takes in the panorama of the River Dart meandering up towards Galmpton and Totnes. Presented in a very clean and tidy manner with no signs of neglect, the property would now benefit from some refurbishment throughout.

Outside, there is a very useful private storage area, with two brick-built outhouses - perfect for storing paddleboards etc and household items out of sight. There is also use of the communal rear area for residents only. The property is heated by an oil fired heating system with a boiler in one of the outhouses (there is no gas supply to Kingswear)

There is no parking with the property, however street parking is generally always available outside.

The property is held on a 199 year lease from 1988. The service charge is approximately £43 per month and an annual peppercorn ground rent of £10.

This property offers an excellent opportunity to find yourself a very affordable family home in one of South Devon's most exclusive villages. There is some great further scope to make this home even more special. **NO ONWARD CHAIN.**

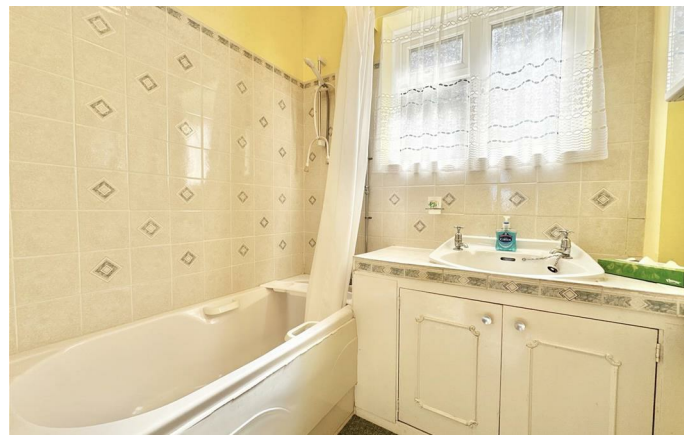
AGENTS NOTE:

SOUTH HAMS DISTRICT COUNCIL COVENANT APPLIES TO THIS PROPERTY. This states that "Prospective purchasers must have lived (which means having his/her principal home) and/or worked in Devon throughout the three years immediately before the date of the proposed purchase of the property. If these conditions are met then the Council must give its consent."

Council Tax Band: B

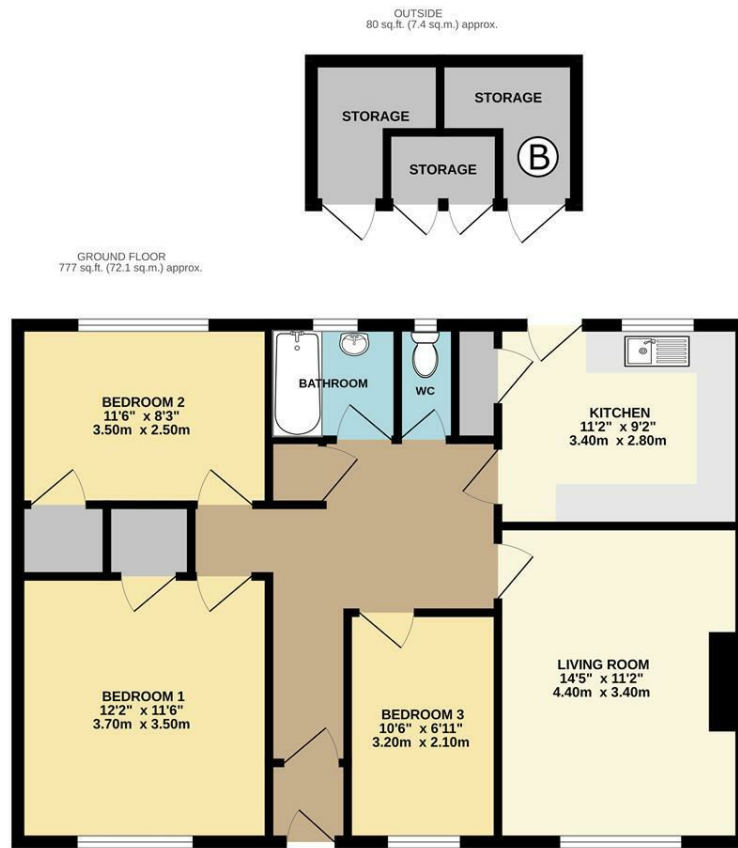


- Rarely Available In Kingswear!
- Incredible Views Of The River Dart
- In Need Of Refurbishment Throughout
- Highly Prized Kingswear Location
- A Very Spacious Ground Floor Flat
- Three Generous Bedrooms
- Ample Outside Storage Options
- Offered With No Onward Chain





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TOTAL FLOOR AREA : 856 sq.ft. (79.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Current EPC Rating:

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Please note floorplans are to be used as a guide only. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. You are advised to check the availability of this property before travelling distance to view.

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