



MILLARD
COOK

46 Above Town, Dartmouth, TQ6 9RG

A charming town house on an elevated position enjoying breath-taking views across the River Dart, out to sea and towards the BRNC Royal Naval College.

3 – 4 bedrooms

Bathroom and ensuite

Breath-taking river and sea views

Gardens to front and rear

Balcony

Open plan kitchen living space



46 Above Town is a 3 bedroom property situated in an elevated position enjoying spectacular views of the Town, River Dart, Kingswear and out to sea.

Recently renovated throughout, the property enjoys light and airy accommodation, ideal for those wishing to purchase a lock up and leave or holiday home.

Outside there is an easy to maintain garden to the front whilst to the rear, a decked dining space and gardens accessed from the kitchen offer plenty of entertaining space.



Accommodation

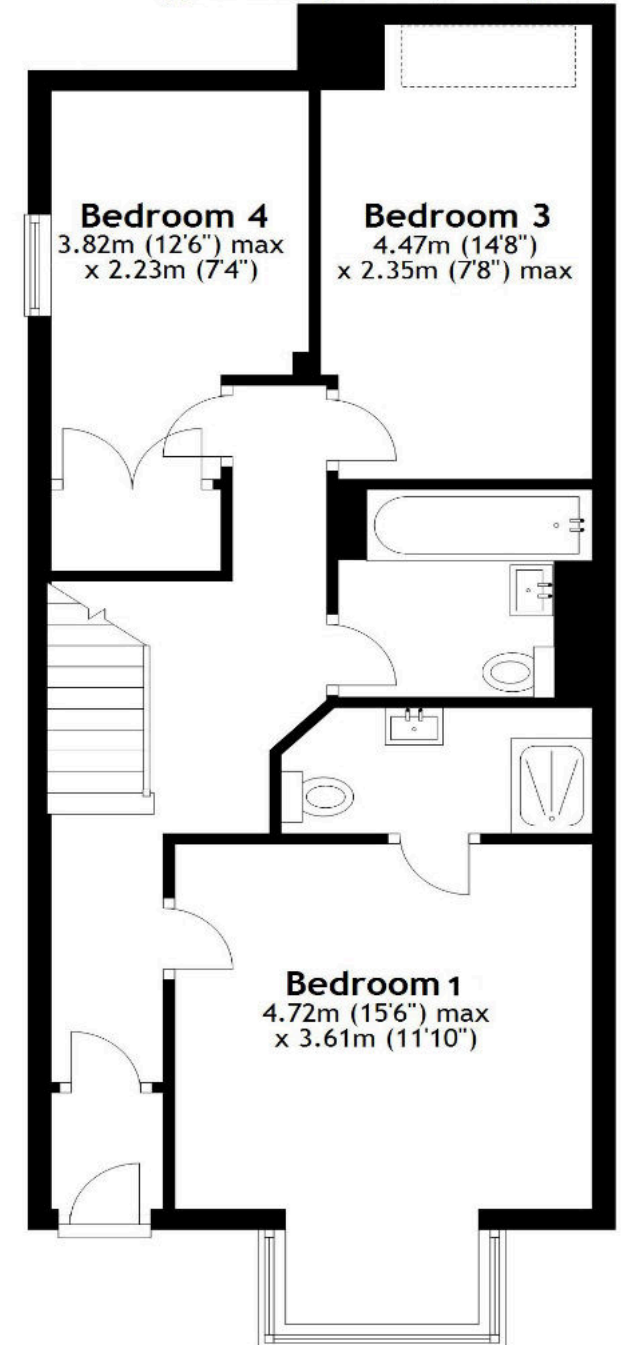
Front door opens into the entrance hall with stairs leading to the first floor. The principal double bedroom has a large bay window over-looking the front aspect and views beyond with en-suite shower, WC and hand basin.

The remaining ground floor accommodation offers 2 further bedrooms and a family bathroom, bath with shower over, hand basin and WC.



Ground Floor

Approx. 53.3 sq. metres (574.0 sq. feet)



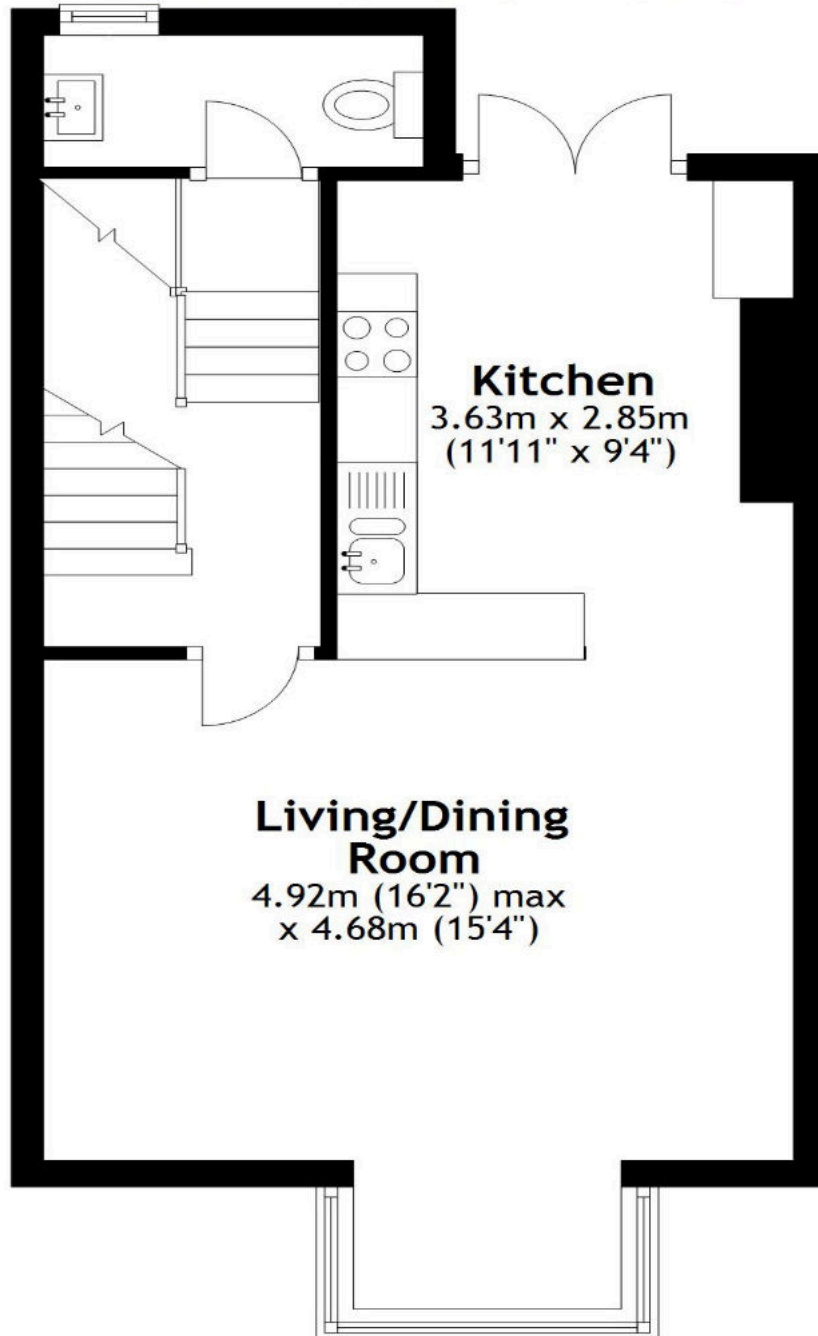
The first floor has been designed to encapsulate the stunning views across the River and beyond. The open plan double aspect kitchen/living/dining space offers direct access to the rear gardens with a light and airy feeling thanks to the front bay window. The kitchen has a range of wall and base units, ample worktops with inset sink unit, oven, hob, extractor.

There is a cloakroom with a WC and hand basin.



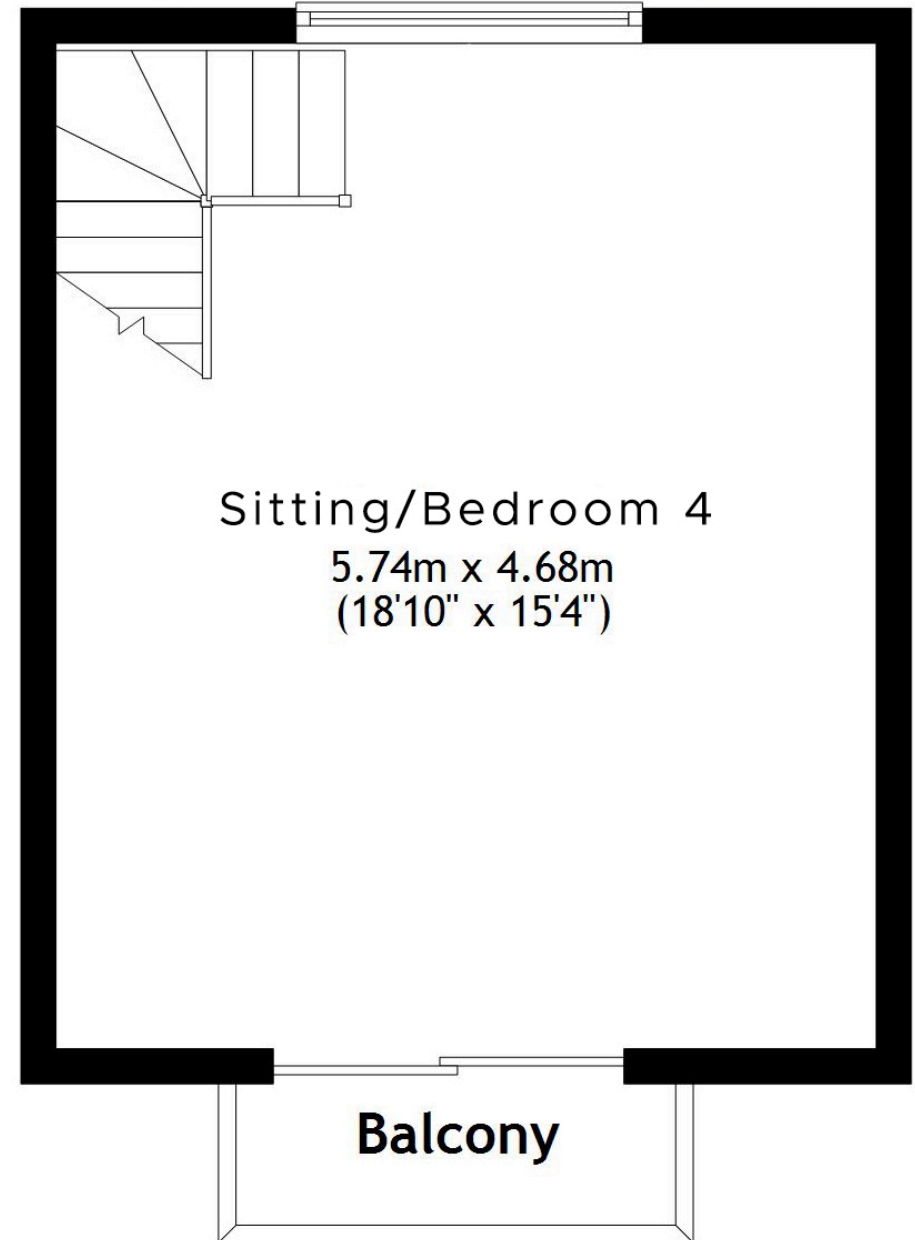
First Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



Second Floor

Approx. 26.9 sq. metres (289.2 sq. feet)





To the top floor, a fantastic, vaulted room offering a flexible space being double aspect with spectacular views from the good-sized balcony across the River Dart, Kingswear, upstream, BRNC Royal Naval College and out to sea.

The outside

A shared pathway leads to the front of the property and garden which has been designed for ease of maintenance. The rear garden is accessed from the living space which leads to a large, decked area and raised patios offering ample entertaining areas with views across the town.



Services

It is understood all mains services are connected.

Heating.

Gas central heating system and double glazing.

Council tax Band E

EPC rating D

Local Authority.

South Hams District Council, Totnes

Location : What3words

[///detective.hilltop.pillow](https://www.what3words.com/#!/en/detective.hilltop.pillow)

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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