



MILLARD
COOK

Below Decks, Lower Contour Road, Kingswear, TQ6 0AL

A light and spacious 3-bedroom apartment with parking, river and countryside views



Below Decks is a spacious three-bedroom apartment situated on an elevated position enjoying wonderful views across Waterhead Creek, woodland opposite, the surrounding countryside, towards the River Dart and Dartmouth.

The property is situated in a development of four units with this particular property benefiting from private, established gardens and ample outside seating options. The property also has an off-road parking space and lift access.

Internally, there are 3 bedrooms, a roomy principal bedroom an en-suite, additional bathroom, large living room, kitchen/breakfast room, L shaped sunroom and a study/4th bedroom.



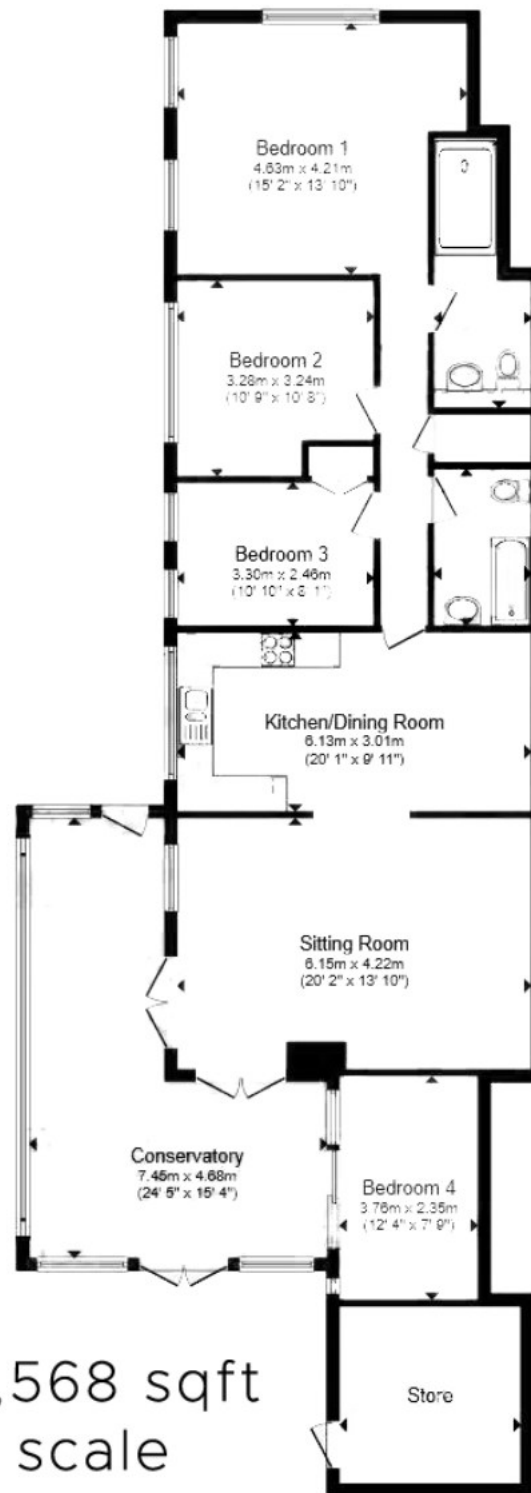
Accommodation

The large L-shaped sunroom enjoys wonderful views across Waterhaed Creek and woodland opposite, with Darthaven Marina and the River Dart beyond. Adjoining is a good-sized study/4th bedroom. Double doors lead to an afternoon suntrap patio with lift to the parking space.

The large living/diner has a brick fire breast and side. Windows with views over the creek.

Adjacent is an open plan kitchen/breakfast room offering range of drawers, cupboards and wall mounted cupboards with a built-in fridge, freezer, sink unit, AEG electric oven, induction hob with extractor above. Space for a dishwasher and washing machine. Lovely views are enjoyed across the creek.





Approx. 1,568 sqft
Not to scale

Hallway with a cupboard housing the thermal battery hot water system. The spacious principal bedroom has two arch-shaped windows overlooking the creek and surrounding hillsides. Large, fully tiled en-suite encompasses a walk-in shower, WC, hand basin and a mirror.

There are two further double bedrooms overlooking the creek and woodland beyond. Bathroom with a panelled bath and shower above, WC, hand basin and a towel radiator.



To the outside

From Lower Contour Road, access to a private car parking space for one vehicle with an external lift down to the property. To the side of the building, steps down to a large patio area being the length of the building leading to the sunroom and entrance to the property.

Steps lead down to the rear garden which is of a wonderful size enjoying a wealth of mature shrubs and palms with a level lawn area all of which enjoying views across the Creek and woodland opposite.

From the sunroom, a good size seating area with a store housing water facilities for the apartment and properties above.



Services

Mains services except gas (not in the village) Electric clay core radiators and hot water system.

Council tax band: D

EPC: G

Tenure: Leasehold. 999 year lease which commenced on 1st January 2001.

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		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G	20 G	

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