



MILLARD
COOK

5 Sails, College Way Dartmouth, TQ6 9DQ

A stunning 2 bedroom apartment overlooking the River Dart with a lift and parking



Number 5 Sails is a beautifully presented modern apartment in a prime waterside location within Dartmouth, offering uninterrupted panoramic views across the River Dart, Kingswear, the surrounding farm and woodland. The stunning open-plan living area and principal bedrooms provide a front-row seat to the ever-changing river scenes, from passing super yachts and naval vessels to the excitement of annual regattas.

Built in 2017 by award-winning architects and builders, Sails is a unique development of six apartments, benefiting from level access to the town centre, allocated private parking and a lift access, making an ideal turnkey property perfectly suited as a holiday let investment, a second home, or a full-time residence.

Internally, the apartment is finished to an exceptional standard, featuring underfloor heating, powder-coated aluminium double glazing, engineered oak flooring and bespoke shutters and blinds. The contemporary kitchen and bathrooms are thoughtfully designed with high-quality fittings and integrated appliances. The layout includes an en-suite principal bedroom with a dressing room, a second bedroom and a stylish family bathroom.

The dual aspect open-plan living space is flooded with natural light, offering breathtaking river and park views. Large sliding doors lead onto a private balcony, creating a seamless indoor-outdoor flow. A rare addition for Dartmouth, the property also benefits from a lift and a private, ground-floor undercover parking space with secure electric doors.



Accommodation

Ground floor entrance door with intercom to the communal ground floor with stairs and lift access.

Door to the entrance hall with engineered flooring, intercom system and a cloaks cupboard.

The open plan living space is simply stunning with continuing oak flooring though-out. Panoramic views across the River Dart, Kingswear downstream and up, towards Noss marina and Coronation Park adjacent.

The contemporary bespoke kitchen has a comprehensive range of drawers and cupboards with a double opening cabinet. There is a built-in fridge/freezer, Bosch double oven, microwave, induction hob, extractor and a dishwasher. Sink unit with ample works surfaces creating a breakfast bar.

Dining space with a window overlooking the park and a Juliet door.





The principal bedroom is a good size double room with window overlooking Coronation Park and river beyond with a Juliet door. Adjoining is a dressing area and walk-in wardrobe with fitted units and a mirror.

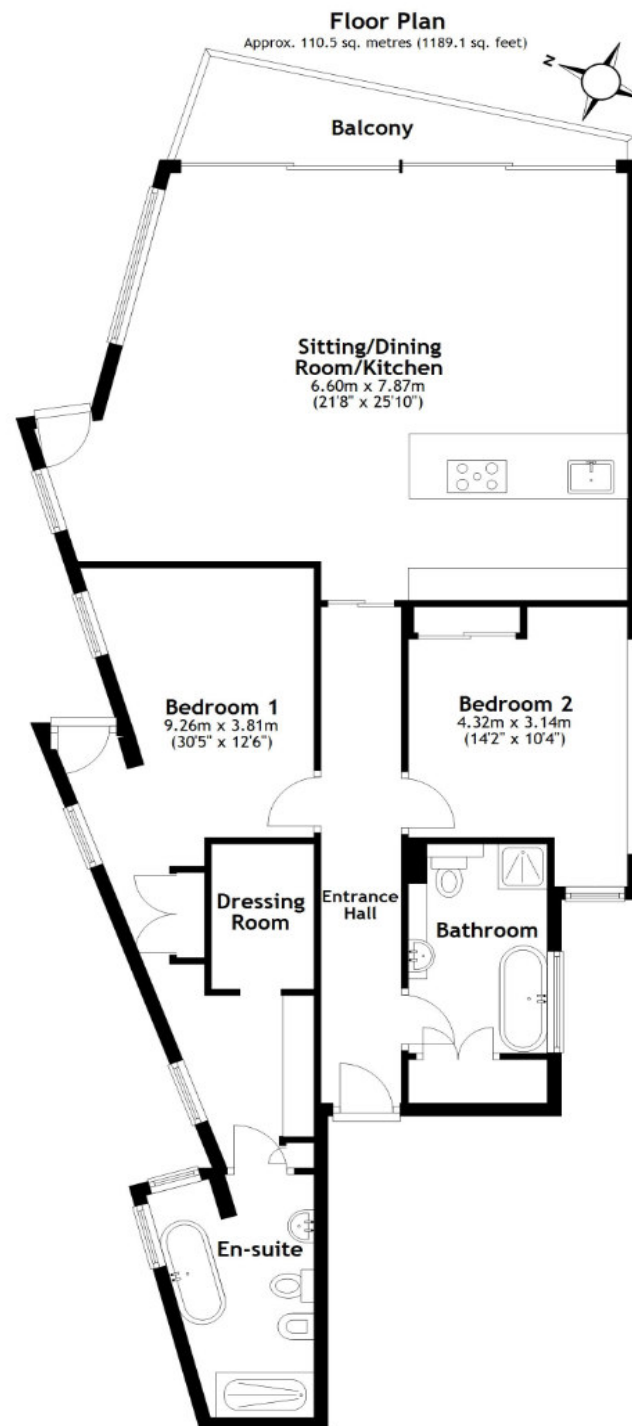
The tiled en-suite offers a contemporary freestanding bath, walk in double shower, bidet, WC, hand basin, heater towel rail and two large floor ceiling windows overlooking the river and park.



The second double bedroom has a window, a built-in wardrobe and a dressing table.

The bathroom offers a freestanding bath, walk in double shower, WC, hand basin, heated towel rail and an airing cupboard housing Worcester boiler, water tank with space for a washing/tumble dryer. Axia venting system unit.





Total area: approx. 110.5 sq. metres (1189.1 sq. feet)
5 Sails, Dartmouth

An electric door leads to the parking bay for one large vehicle.

Furniture

Items with the property are available by separate negotiations.

Services

All mains services are connected.
Gas fired underfloor central heating
Council tax band: G
EPC: B

Tenure and management

Share of the freehold. Leasehold 992 remaining.
Service charge £5,241 per annum (including a £1,000 sinking fund contribution) for the maintenance of the building, communal areas, lift and buildings insurance.

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

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