



MILLARD
COOK

Dartwood, 23c South Town Dartmouth, TQ6 9BX

A well presented 2 bedroom top floor apartment with wonderful views across the River Dart and out to sea.



Nestled in one of Dartmouth's most desirable streets, Dartwood 23c South Town is a delightful two-bedroom top-floor apartment boasting breathtaking 180° panoramic views. Overlooking the River Dart, Kingswear, Dartmouth, and upstream, its elevated position perfectly showcases the beauty of the South Hams.

Just a short walk from Dartmouth's vibrant shops and amenities, this charming apartment features an open-plan living and dining area, a kitchen, two bedrooms and a bathroom. Additional highlights include timber flooring, double glazing, outside private seating area and a gas-fired central heating system.

Whether you're looking for a tranquil retreat or a fantastic holiday let opportunity, the property offers a unique chance to experience Dartmouth at its finest.



Entrance door leads to hallway with two storage cupboards. The open plan living/dining room is a wonderful size being the width of the property with two large bay windows overlooking the stunning panoramic views of the River Dart, Kingswear, out to sea and upstream towards the town and rolling countryside beyond.

The kitchen has a good range of drawers and cupboards with built-in electric oven, hob with extractor above. Space and plumbing for washing machine and dishwasher with ample work services, sink and half tiled walls. Large serving hatch encapsulates the view of the river and Kingswear beyond. Space for a fridge and a freezer. Gas boiler for domestic hot water and central heating.

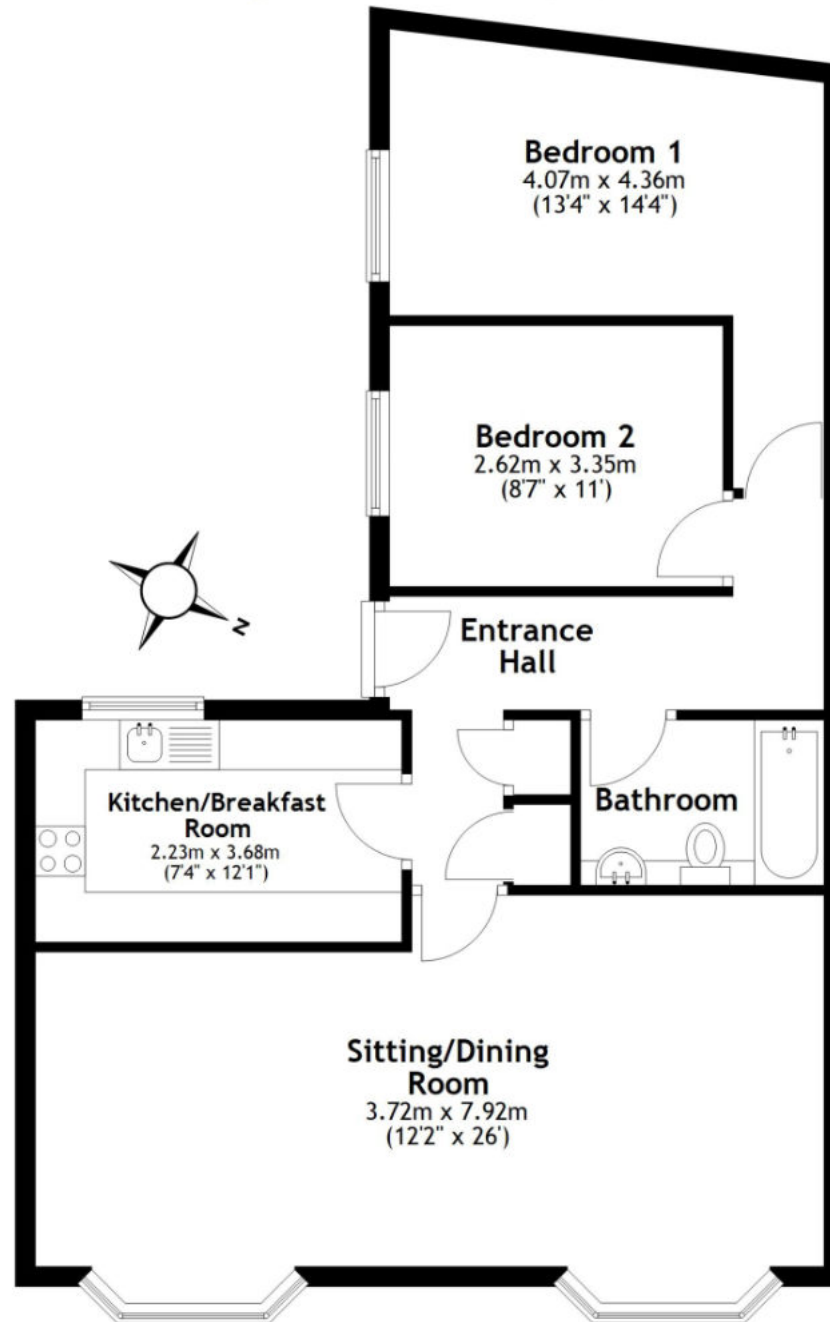


To the rear of the property are two double bedrooms which overlook the courtyard. The Bathroom suite comprises of a panelled bath with separate shower system above, hand basin WC and a heated towel rail.



Floor Plan

Approx. 75.9 sq. metres (816.9 sq. feet)



Total area: approx. 75.9 sq. metres (816.9 sq. feet)

23c South Town, Dartmouth

To the outside shared steps lead to the private gate and useful outside decked area for alfresco dining. Access leads to the front door.

Services

All mains services are connected. Gas fired central heating. Double glazing.

Tenure: Leasehold, 999 years which will commence upon completion.
There is a share towards the maintenance of the building including the buildings insurance. Contact the office for further details.
Council tax band: Currently business rated
EPC: C
Property size : 816 sqft

Furniture: A majority of the items within the property are available by separate negotiation. Please contact the office for further details.

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.



Millard Cook is an independent estate agency offering a bespoke service. . The unique service is available 7 days a week. Please visit our website for more details [CLICK HERE](#)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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