

VIEW FROM PROPERTY



## 1 Marina Court

Lower Contour Road, Kingswear, Dartmouth, Devon TQ6 0AL

THE  
**coastal**  
HOUSE | ESTATE AGENTS



# 1 Marina Court

£350,000

Fabulous views of the River Dart, Britannia Royal Naval College and the Dart Marina from your sitting room

Enjoy the fantastic views across the Dart from the comfort of your own large sitting room and balcony. This three/four bedroom property benefits from a large open plan kitchen/living and dining area plus has the added benefit of separate accommodation on the lower ground floor complete with shower room.

This purpose built block of six apartments is centrally located in the picturesque village of Kingswear, has a communal deck and allocated parking.

- Large open plan kitchen/diner/living room
- Glorious views of the River Dart
- Three/four bedrooms
- Additional separate office/ accommodation
- Allocated parking







The property is accessed via its own front door down two flights of steps to the side of the block. Double glazed front door opens into **ENTRANCE HALL** which is carpeted and has a storage heater with doors to:

### **BEDROOM 1**

Light and airy good sized double bedroom with double glazed patio doors leading out on to a tiled balcony overlooking the River Dart, Dart Marina and the Britannia Royal Naval College.

### **OPEN PLAN LIVING/DINING/KITCHEN AREA**

Very spacious open plan area with double glazed patio doors providing access to the balcony with its stunning views of the river and Dart Marina. Carpeted throughout with storage heaters and ceiling lights, this large space is excellent for entertaining or relaxing in front of the view. The **KITCHEN** provides ample storage and has an integrated under counter fridge and separate freezer, 1<sup>1/2</sup> bowl stainless steel sink and drainer, electric hob and oven under with integrated fan overhead.

Door to inner **HALLWAY** with doors to:

### **BEDROOM 2**

Double bedroom with fitted single wardrobe and double glazed window to side elevation. Electric heater.

### **BEDROOM 3**

Single bedroom with double glazed window to side elevation. Electric heater.

### **BATHROOM**

Good sized bathroom with fitted suite including w.c., wash hand basin and bath with shower over and folding glass shower screen. Electric towel rail.

**STORAGE CUPBOARD** housing hot water cylinder.

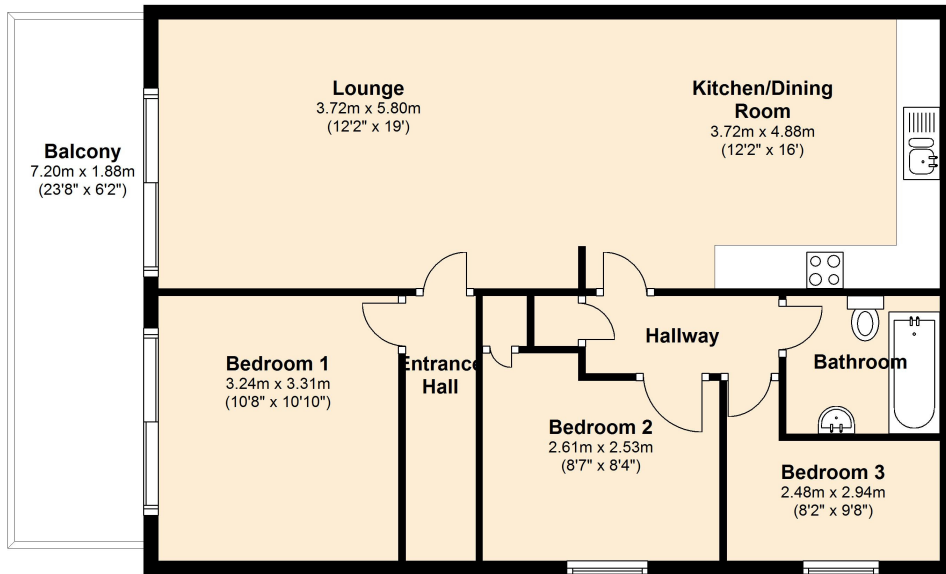
### **LOWER GROUND FLOOR**

The separate accommodation is accessed externally down another flight of steps and has its own double glazed door opening into a **SITTING AREA** with large picture windows looking out over the marina. A fully tiled **SHOWER ROOM** complete with w.c., wash hand basin with fitted cupboard under and an electric chrome towel rail. To the rear of the **SITTING AREA** is a **ROOM/OFFICE** and walk through area providing good storage space/fitted wardrobes.

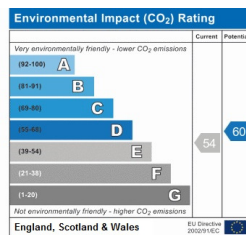
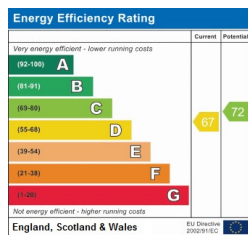


## Ground Floor

Approx. 79.5 sq. metres (856.0 sq. feet)



Total area: approx. 79.5 sq. metres (856.0 sq. feet)



**SERVICES:** Mains water, drains, electricity. (No mains gas in Kingswear).

Electric heating

**EPC RATING:** D

**COUNCIL TAX:** Band D

**TENURE:** Leasehold/share of freehold. Vendors advise approx. £1200 service charges per annum plus peppercorn ground rent. Length of lease is 199 years from 1991.

**LOCAL AUTHORITY:** South Hams District Council

**DIRECTIONS:** From the Kingswear office turn left up Fore Street and continue walking past the shop and into Lower Contour Road. Marina Court can be found on the left hand side after a few hundred yards.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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