



**Ferry Cottage, Lower Ferry Slip, Dartmouth,
TQ6 9AW**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





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Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

A Grade II Listed ground floor apartment with period features in the very heart of this lovely riverside town with wonderful river views.

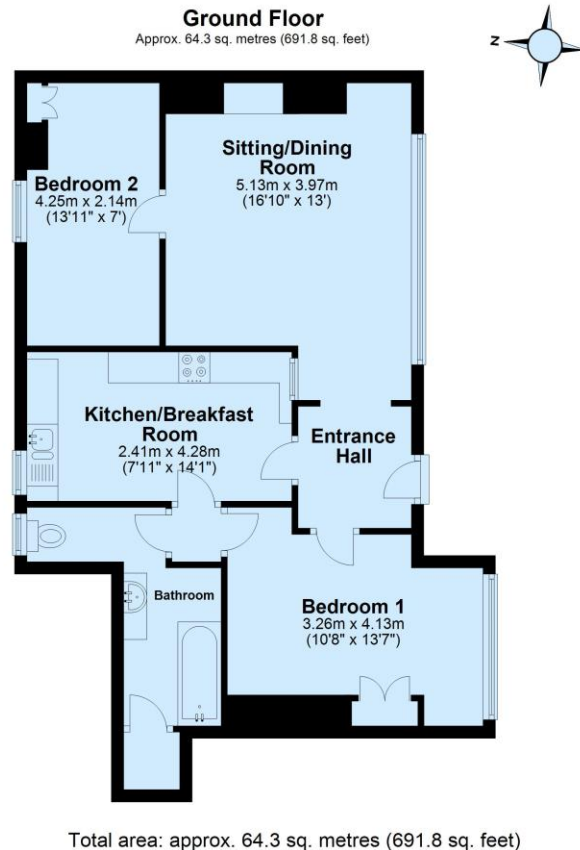
This has been a much loved second home for many years and would now benefit from some updating. It's position is unique being situated on the lower ferry slip and therefore enjoying wonderful view of the River Dart. Approached off the lower ferry slip you enter in to the sitting room with a large window overlooking the river and a feature fireplace. There is a good sized kitchen with a range of wall and base units, 2 bedrooms and a family bathroom.

KEY FEATURES

- Grade II Listed Ground Floor Apartment
- Unique Position On The Ferry Slip
- Wonderful River Dart Views
- Would Benefit From Some Updating
- 2 Bedrooms
- Level Central Position
- Mains Electricity, Water & Drainage
- Share Of Freehold And A 999 Year Lease From 1998

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC N/A | COUNCIL TAX Band C | TENURE Share Of Freehold / Long Lease

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DIRECTIONS

From the Dartmouth office turn left on to Lower Street and continue along Lower Street until you reach the lower ferry slip. The gate to the apartment is on the ferry slip on the left hand side.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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