



**10 Mount Boone, Dartmouth, Devon,
TQ6 9PB**

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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A spacious light filled ground floor apartment in a popular residential area, within a short walking distance of the town centre.

The apartment is situated in an elevated sunny position with pretty views overlooking the town towards the river. The rooms are well proportioned and with 2 bedrooms, 2 bathrooms a garden and parking, this much loved home would make a wonderful bolthole.

Accessed via its own front door, the accommodation comprises of an entrance hall leading to a spacious hallway with a kitchen, separate utility room, sitting room, conservatory, an en suite bedroom, further guest bedroom and family bathroom.

Outside is a pretty well stocked garden comprising of a paved sun terrace with further lawned area with an abundance of mature shrubs and planting.

To the rear is an allocated parking space.

The garden South boundary wall is Grade II Listed.

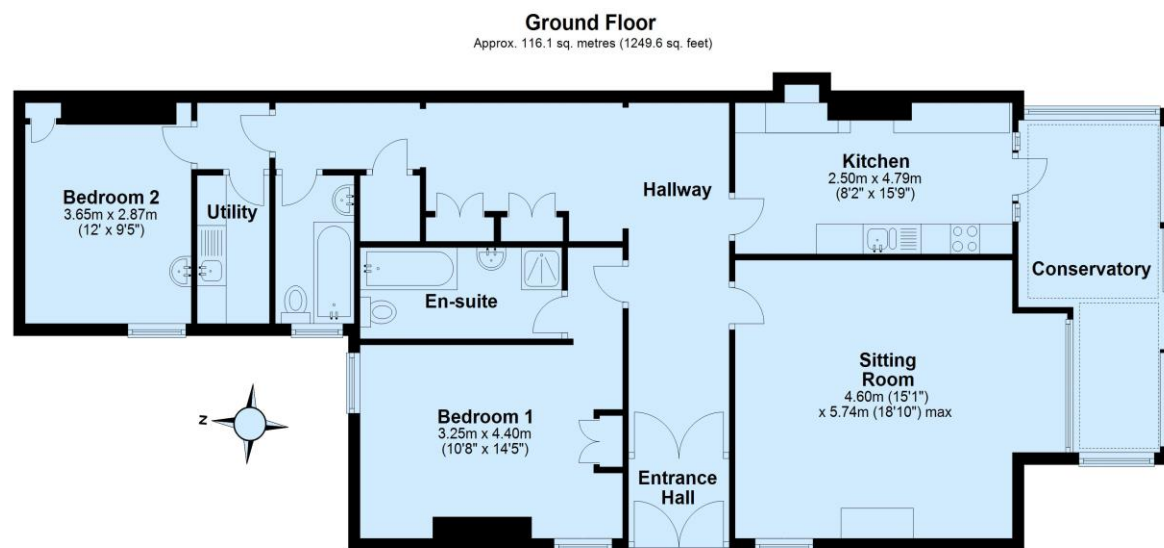
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of 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.

KEY FEATURES

- Spacious Ground Floor Apartment
- 2 Bedrooms, One En Suite
- Useful Separate Utility Room
- Pretty Sunny Garden
- Beautiful Views
- Allocated Parking Space
- Well Proportioned Rooms
- Short Walk To The Town Centre
- Approx. 959 years leasehold remaining
- Mains Electricity, Water, Gas & Drainage. Gas Fired Central Heating.

BEDS 2 | BATHS 2 | RECEPTS 2 | EPC Rating D | COUNCIL TAX Band D | TENURE Long Lease/Share Of Freehold

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Total area: approx. 116.1 sq. metres (1249.6 sq. feet)



DIRECTIONS

From our offices in Hauley Road proceed onto Fairfax Place and continue on to Mayors Avenue. Turn left up Ridge Hill which in turn leads to Mount Boone. The property will be found after a short distance on the left. Access to the apartment is via an entrance door to the right of the property.

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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