



**Balmoral House, 28 Above Town, Dartmouth, Devon,  
TQ6 9RG**

**SOUTH HAMS'  
LEADING  
ESTATE AGENT**

**Marchand Petit**  
ESTATE AGENTS









## Balmoral House, 28 Above Town, Dartmouth, Devon, TQ6 9RG

A beautifully presented much loved holiday home with spacious accommodation arranged over two floors in a substantial Grade II Listed property with delightful river views, in a quiet elevated position, yet just a short walk from all the wonderful shops, galleries, restaurants and the River Dart.

Steps from Above Town lead up to the entrance and a welcoming entrance hall, a dining room, a well fitted and equipped kitchen with integrated appliances, a cloakroom and a sitting room with large bay window showcasing the lovely views and a period feature fireplace.

On the top floor are two good sized bedrooms, both of which have an en suite shower room, and there is a further family bathroom.

Outside is a charming low maintenance garden comprising of a fabulous paved terrace, a really wonderful spot for enjoying al fresco dining and the gorgeous views and a raised deck with a most useful utility/ garden room.

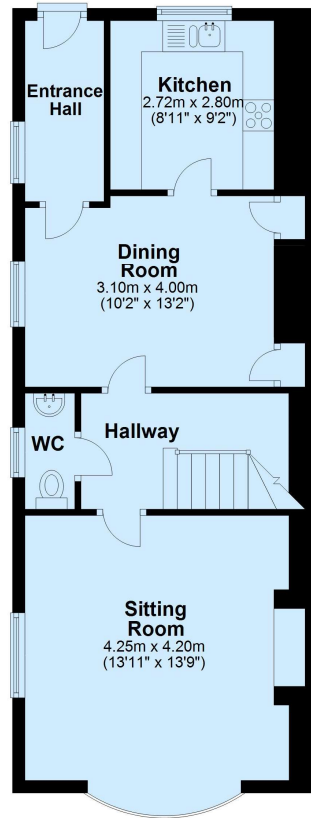
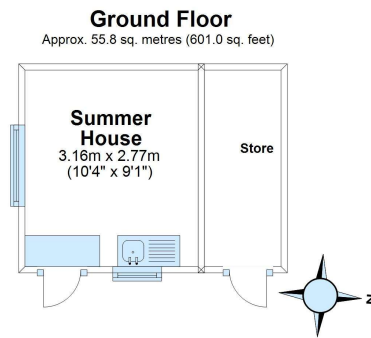
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of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

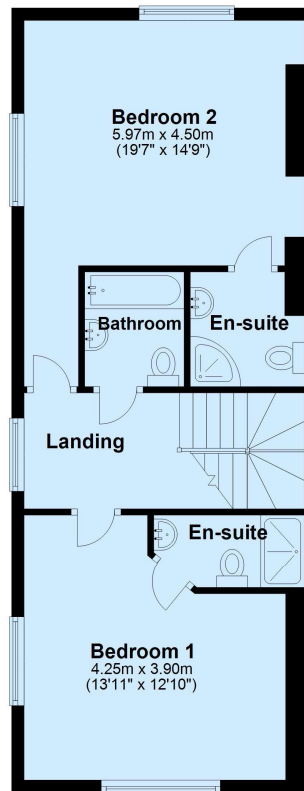
- Beautiful Views Of The River Dart
- Spacious Light Accommodation
- Set In A Period Grade II Listed Property
- Elevated Quiet Position
- Within A Short Walk Of The Town Centre
- 2 Reception Rooms
- 2 En Suite Bedrooms
- South Facing Low Maintenance Garden
- Useful Utility / Garden Room
- Mains Gas, Electricity, Water And Drainage

BEDS 2 | BATHS 3 | RECEPTS 2 | EPC Rating E | COUNCIL TAX N/A | TENURE Freehold

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**First Floor**  
Approx. 55.1 sq. metres (592.9 sq. feet)



Total area: approx. 110.9 sq. metres (1193.8 sq. feet)



#### DIRECTIONS

From our Dartmouth office cross the road and take the steps beside Whistlefish Gallery. Cross the road at the top of the steps and continue up Horn Hill Steps to Above Town. Once on Above Town turn left and the property is on the right 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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