



Apartment 3, De Courcy House, Flavel Street,
Dartmouth, TQ6 9NE

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





Apartment 3, De Courcey House, Flavel Street, Dartmouth, TQ6 9NE

A stunning two bedroom apartment in a wonderful level central position in the heart of the town, with its own private parking bay.

Apartment 3 is a second floor apartment which is beautifully presented with a high quality finish, open plan living and 2 en suite bedrooms. It is situated in a level position, within a couple of minutes' walk of the river and with all of the shops, bars and restaurants on your doorstep.

The accommodation has been upgraded throughout by the current owner, with a wonderful open plan main living area comprising of a sitting room, and dining area with bi-fold doors with Juliette balconies allowing the natural light to flood in and giving views out across the town. There is a new bespoke kitchen with built in furniture to match which provides additional storage, and with a range of integrated appliances.

Both the bedrooms are good sized double rooms, and they both have their own stylish en suite shower room.

Beneath the apartments is an allocated private parking bay.

PLEASE NOTE Pets are not allowed.

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.

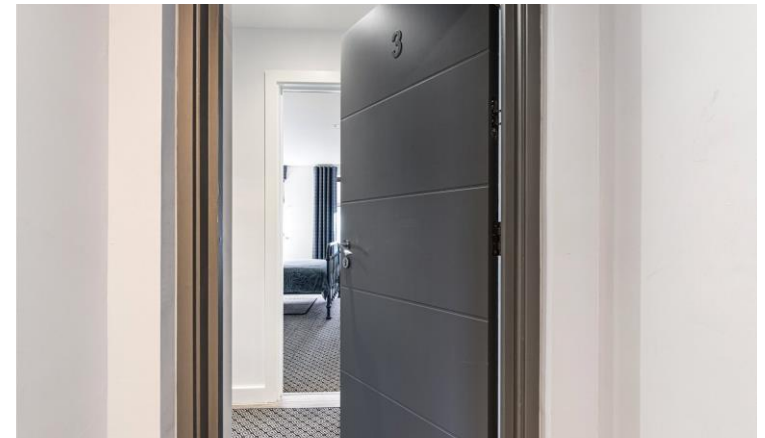
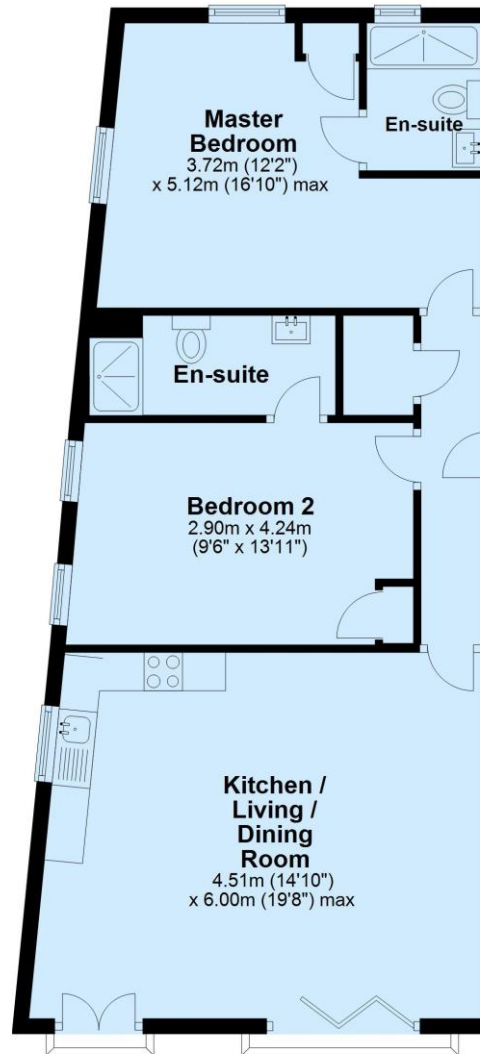
KEY FEATURES

- Stunning Second Floor Apartment
- Level Central Position
- Private Parking Bay
- Stylish Open Plan Living
- Bespoke New Kitchen
- 2 En Suite Bedrooms
- £689-20 Service Charge Every Six Months
- Leasehold - 999 Years From 1st January 2020

BEDS 2 | BATHS 2 | RECEPTS 1 | EPC Rating B | COUNCIL TAX Band E | TENURE Leasehold
 Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190
dartmouth@marchandpetit.co.uk www.marchandpetit.co.uk

Flat 3, De Courcey House, Dartmouth

Total Area: approx. 66.5 sq. metres (715.8 sq. feet)



DIRECTIONS

From the Dartmouth office turn right in to Fairfax Place and continue past the boat float towards Mayors Avenue. The property is 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.

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS