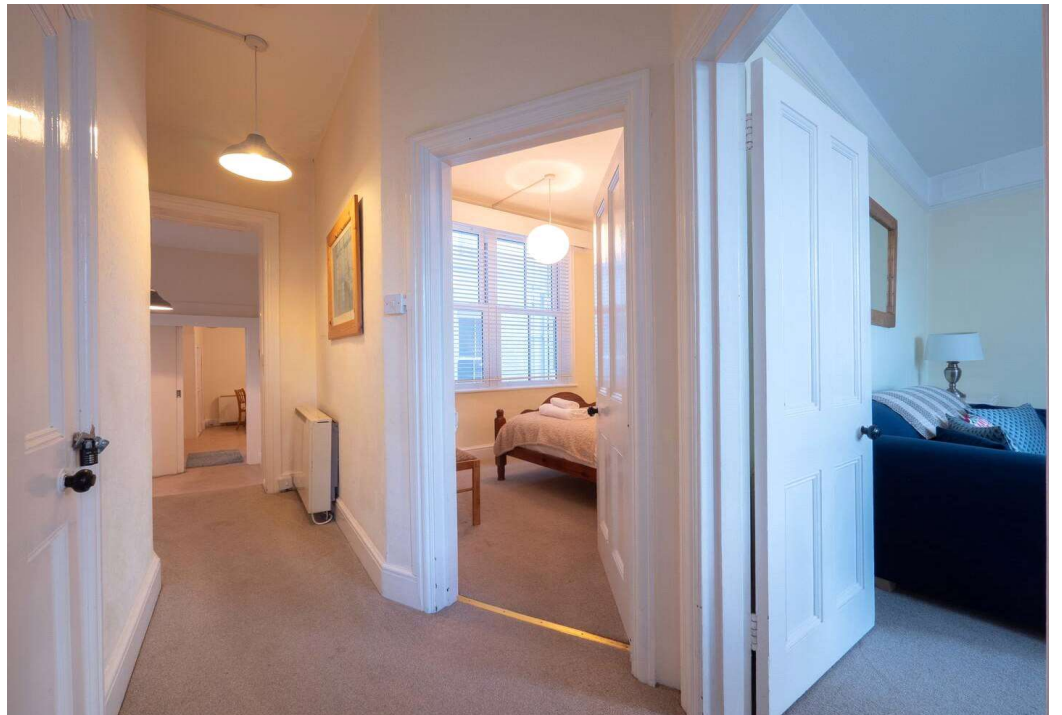




29a, Lower Street, Dartmouth, Devon, TQ6 9AN

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





29a Lower Street, Dartmouth, Devon, TQ6 9AN

A charming first floor apartment, which is situated in a level central position, with the wonderful shops, restaurants and River Dart all within a few steps.

The apartment has spacious rooms and is well presented throughout. It would make a perfect lock up and leave town centre bolthole.

There is a welcoming entrance hall with useful storage leading to a kitchen/dining room with a bathroom off. The main bedroom has an en suite shower room and there is a further guest bedroom. The main living space has a good sized bay window which looks out towards the lower ferry.

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

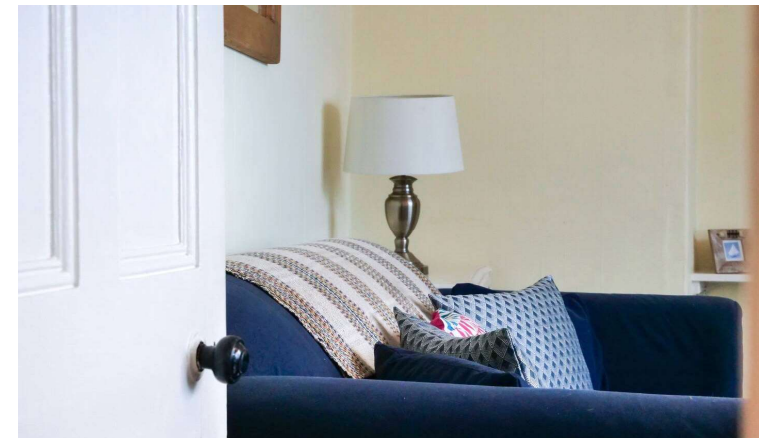
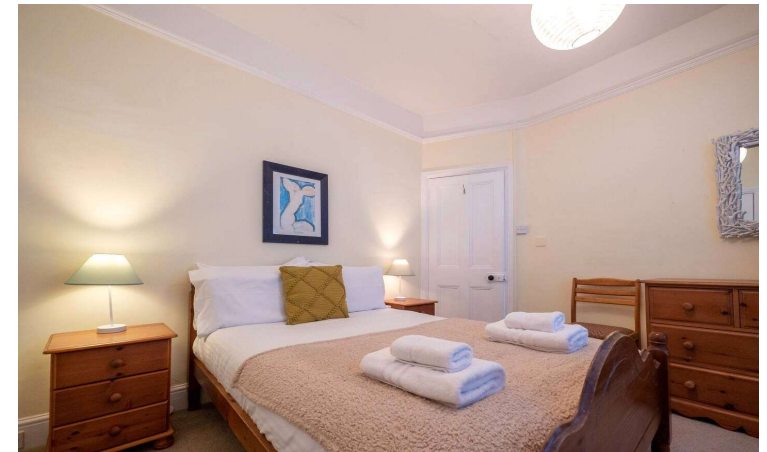
- Charming First Floor Apartment
- Wonderful Level Central Position
- Within A Few Steps Of The Shops, Restaurants & River Dart
- 2 Bedrooms
- 1 En Suite
- Ideal Lock Up & Leave Bolthole
- Mains Electricity, Water & Drainage
- Electric Storage Heating

BEDS 2 | BATHS 2 | RECEPTS 1 | EPC E | COUNCIL TAX Band B | TENURE Freehold

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190
dartmouth@marchandpetit.co.uk www.marchandpetit.co.uk



Total area: approx. 74.2 sq. metres (798.5 sq. feet)



DIRECTIONS

From the Marchand Petit Dartmouth office, turn left on to Lower Street. The apartment is towards the end of Lower Street 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.

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS