



**Tides Door, The Flat, 25 Fairfax Place, Dartmouth,
Devon, TQ6 9AB**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





Tides Door, The Flat, 25 Fairfax Place, Dartmouth, Devon, TQ6 9AB

An absolutely stunning period apartment over three floors, extensively renovated and beautifully presented throughout.

This elegant apartment with a contemporary finish is in a wonderful position in the very heart of the town, with shops, galleries, boutiques, restaurants and the River Dart on your doorstep.

Stairs from the ground floor lead to the first floor where there is a comfortable sitting room, a shower room with a walk in shower and the stunning open plan kitchen / dining room. Wonderfully finished and equipped the kitchen has integral appliances, an island unit and the dining area has a large feature window looking out over Fairfax Place. There are 2 double bedrooms on the second floor, 1 with an en-suite shower room, and a wonderful large family bathroom with a freestanding bath and walk in shower. Stairs to the third floor take you to bedroom 3, another lovely double room with a beamed ceiling. Outside is a private rear courtyard, which provides a perfect sitting out area.

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 Period Town Centre Apartment
- Presented Beautifully Throughout
- Currently A Successful Holiday Let
- 3 Double Bedrooms, 3 Bathrooms
- Light Filled Contemporary Accommodation
- Stylish Open Plan Kitchen Dining Room
- Mains Electricity, Gas, Water And Drainage
- Gas Fired Central Heating
- 994 Year Lease Remaining
- Ground Rent £25 p.a. No Service Charge

BEDS 3 | BATHS 3 | RECEPTS 2 | EPC C | COUNCIL TAX N/A | TENURE Leasehold

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Apartment 25 Fairfax Place, Dartmouth



DIRECTIONS

From the Dartmouth office turn right in to Fairfax Place and the entrance to the apartment is to the right hand side of Jam Industries.

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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