



Flat 2, 7 Smith Street, Dartmouth, TQ6 9QR

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





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Flat 2, 7 Smith Street is an elegant and spacious apartment forming part of a Grade II listed period property, located centrally within Dartmouth, giving easy access to a wide range of shops, restaurants, amenities and the River Dart.

The apartment is beautifully presented and enjoys glimpses of the river. Situated on the second floor, there is a welcoming entrance hall, a gorgeous spacious living room comprising of a dining area and a sitting room area with feature fireplace, a well equipped kitchen with integrated appliances, a main en suite bedroom, 2 further guest bedrooms and a separate family bathroom. The lease is currently being amended to allow for holiday letting. There is a good sized attic which with appropriate planning permission, could offer further potential.

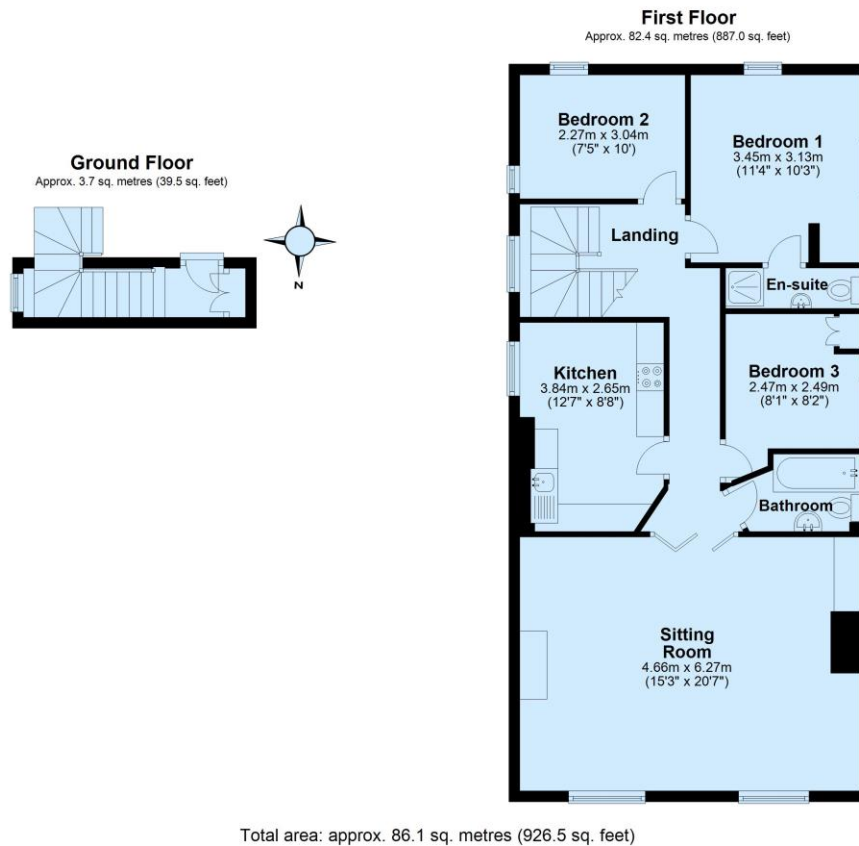
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of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

KEY FEATURES

- Elegant Apartment In A Grade II Listed Building
- Wonderful Position In The Town Centre
- Beautifully Presented Throughout
- Spacious Living Accommodation
- Glimpse Of The River Dart
- 3 bedrooms
- 1 En Suite
- Mains Electricity, Gas, Water & Drainage
- Gas Fired Central Heating
- Share Of Freehold & 999 Year Lease From January 2008

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC D | COUNCIL TAX B | TENURE Share Of Freehold

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



DIRECTIONS

On foot from our offices on Hauley Road, turn right onto Fairfax Place and first left up Smith Street. The entrance to the property will be found after a short distance next door to the hairdressing salon.

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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