



**Middle Silver, Undercliffe, Dartmouth, Devon,
TQ6 9NS**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





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A beautifully renovated 2 storey duplex apartment in the very heart of the town.

The charming property is situated in an excellent level central position with all of the shops, restaurants, galleries and the River Dart on your doorstep.

Very well presented throughout, this makes an absolutely perfect town centre lock up and leave home.

Approached across a pretty paved courtyard garden, on the ground floor is the open plan well fitted kitchen dining room with a comprehensive range of wall and base units and integrated appliances. The sitting room is a pretty room with stairs leading to the first floor where there are two double bedrooms and a stylish shower room.

The sunny courtyard to the front is paved and provides plenty of room for al fresco dining.

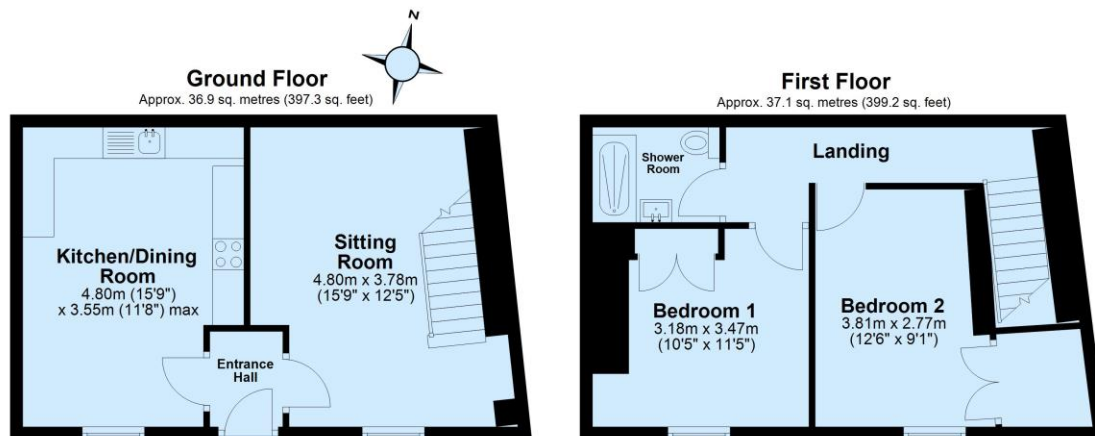
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of 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 Duplex Apartment
- 2 Double Bedrooms
- Renovated & Beautifully Presented Throughout
- Lovely Level Central Position
- Short Walk To The River Dart
- Paved Front Courtyard Garden
- Perfect Lock Up & Leave Bolthole
- 999 Year Lease From June 2024 & Share Of Freehold
- Mains Electricity Water & Drainage
- Electric Heating

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC E | COUNCIL TAX B | TENURE Leasehold/Share Of Freehold

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Total area: approx. 74.0 sq. metres (796.5 sq. feet)



DIRECTIONS

On foot from our offices on Hauley Road, turn right onto Fairfax Place and continue along The Quay and onto Mayors Avenue. Turn left by The Coastal House on to Kings Quay and left again on to Undercliff where the property will be found 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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