



12 Mount Boone, Dartmouth, Devon, TQ6 9PB

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS









An elegant ground floor apartment situated in an elevated position in this lovely South Hams town, with superb views of the River Dart, a garden, garage and parking.

For many years 12 Mount Boone has been a much loved home, which has light, spacious accommodation with period features and a welcoming feeling throughout, and just a 5 to 10 minute walk in to the town centre.

This lovely apartment has its own front door from the parking area in to a good sized entrance hall with plenty of space for cloaks hanging and a cloakroom off. The kitchen/dining room is well fitted with a comprehensive range of base and wall units and with space for a dining table. The sitting room is a charming room with a feature fireplace and gorgeous views across the garden to the River Dart and with a sun room off with double doors out to the garden. There are two double bedrooms and a separate bathroom.

Outside there is a lovely mature garden, mainly laid to lawn with an abundance of plants and seating areas, a small pond and a garden shed. A gate at the bottom of the garden provides access on to Mount Boone Lane.

Accessed from Mount Boone is the garage and most useful additional driveway parking.

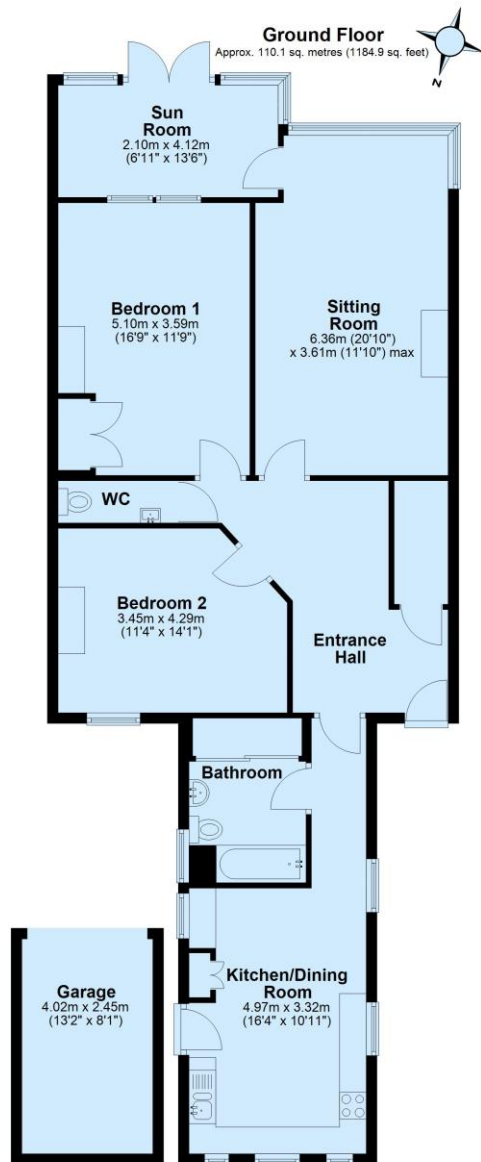
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of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

- Elegant Ground Floor Period Apartment
- Stunning Views Of The River Dart & Surrounding Countryside
- 2 Double Bedrooms
- Charming Sunny Garden
- Garage & Driveway Parking
- Light Spacious Accommodation
- Within 5/10 Minute Walk Of The Town Centre
- Mains Electricity, Gas, Water & Drainage
- Gas Fired Central Heating

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

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Total area: approx. 110.1 sq. metres (1184.9 sq. feet)



#### DIRECTIONS

From our offices in Hauley Road proceed onto Fairfax Place and continue on to Mayors Avenue. Turn left up Ridge Hill which in turn leads to Mount Boone. The property will be found after a short distance 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.

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