



**Dartview, Swannaton Road. Dartmouth, Devon,  
TQ6 9RL**

**SOUTH HAMS'  
LEADING  
ESTATE AGENT**

**Marchand**  **Petit**  
ESTATE AGENTS









Set in a prime position overlooking the picturesque River Dart, this beautifully presented apartment is just a gentle stroll from the heart of town. With its stylish, contemporary interior and gorgeous views across the river to Kingswear and the surrounding rolling countryside, this home offers both elegance and tranquillity.

The accommodation is spacious and thoughtfully designed, centred around a generous open-plan living area that radiates warmth and charm. Two bay windows flood the space with natural light and perfectly frame the captivating river views. The living space includes a dining area and a cosy sitting area, complete with a modern, wall-mounted feature electric 'fire' — the ideal place to unwind.

The sleek galley-style kitchen is well-appointed with a range of wall and base units with some integrated appliances, and there is a separate utility room for added convenience.

There are two good sized bedrooms, including a main bedroom with an en suite bathroom. A separate family bathroom serves the second bedroom and guests alike.

The apartment is accessed via a private gate, opening into a paved courtyard terrace — a perfect spot to sit and relax or enjoy al fresco dining.

This is a lovely home offering the perfect combination of stylish living, comfort, and an enviable waterside location.

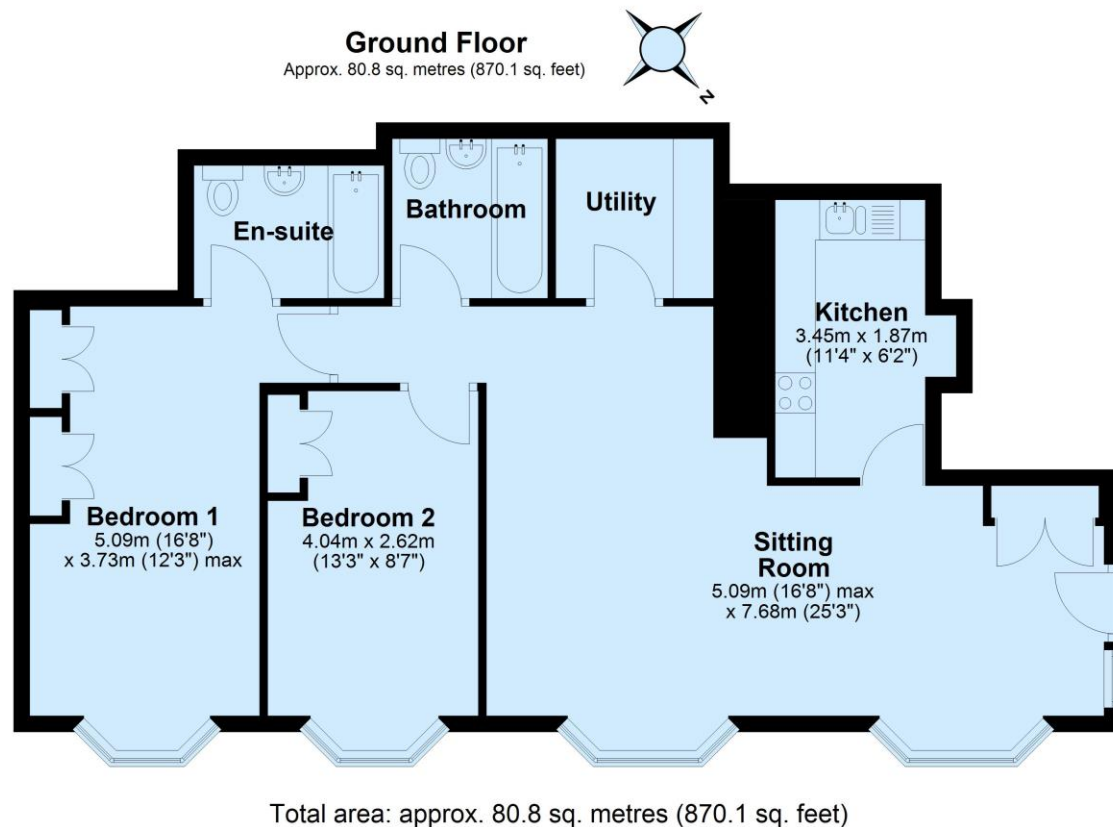
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of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

- Absolutely Beautifully Presented Apartment
- Warm Contemporary Interior
- Stunning River Dart Views
- Pretty Gentle Walk To The Town Centre
- 2 Bedrooms, 1 En Suite
- Paved Terrace
- Mains Electricity, Gas, Water & Drainage
- Gas Fired Central Heating
- 989 Years Leasehold Remaining
- Vendor Advises No Annual Service Charge

BEDS 2 | BATHS 2 | RECEPTS 1 | EPC C | COUNCIL TAX Band A | TENURE 999 Year Lease

Marchand Petit, 1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA Tel: 01803 839190  
[dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk) [www.marchandpetit.co.uk](http://www.marchandpetit.co.uk)



#### DIRECTIONS

From the Marchand Petit office cross the road on to Newcomen Road. Continue along on to South Town and after approx. 5 minutes the road forks to the right on to Swannaton Road. Access to the apartment is straight ahead (not up Swannaton Road)

#### 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