

14A MOUNT BOONE DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



14A MOUNT BOONE

This charming ground floor apartment forms part of a substantial semi detached property that was tastefully renovated by the current owners, and now offers light, spacious and beautifully presented accommodation throughout.

Set in a popular and peaceful elevated position, the apartment enjoys stunning views across the town and out towards the River Dart. With an allocated parking space and direct access to a delightful private garden, this home is perfectly suited as a much-loved second home or permanent residence.

Within easy walking distance of the heart of this picturesque riverside town – renowned for its charming boutiques, galleries and excellent restaurants – the location offers both tranquillity and convenience.

Approached from Mount Boone at the rear of the property, the apartment is entered via its allocated parking area. The main living space is open plan, designed to maximise natural light and create a welcoming flow. The kitchen is stylishly fitted with an range of base and wall units, complemented by integrated appliances, and there is a useful utility cupboard plumbed for a washing machine. This flows into the spacious living and dining area, where patio doors open onto the paved dining terrace. In addition, a large set of sliding doors from the sitting room provide direct access to the garden, creating a seamless connection between inside and out and making this a perfect space for both entertaining and relaxation.”

There are three bedrooms, two of which are generous doubles. Bedroom one benefits from a Jack-and-Jill style en suite shower room, while bedroom two also enjoys its own en suite shower room, providing both comfort and flexibility for family and guests.

The garden is a true feature of the property – beautifully landscaped, bursting with mature planting and designed with both relaxation and entertaining in mind. Directly outside the living space, a large paved dining terrace offers the perfect spot to enjoy the peaceful surroundings and a useful small store, and beyond this, is a lovely lawned area.

Please note that this property cannot be used as a holiday let.

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

- No Onward Chain
- Charming & Spacious Ground Floor Apartment
- Allocated Parking Space
- Superb Views Of The River & Surrounding Countryside
- 3 Bedrooms
- 2 Bathrooms
- Light Filled Open Plan Living
- Delightful Mature Garden





PROPERTY DETAILS

Property Address

14a Mount Boone, , Dartmouth, Devon, TQ6 9PB

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles.
All mileages are approximate.

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Current: D Potential: C

Council Tax Band

D

Tenure

Share of Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

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.

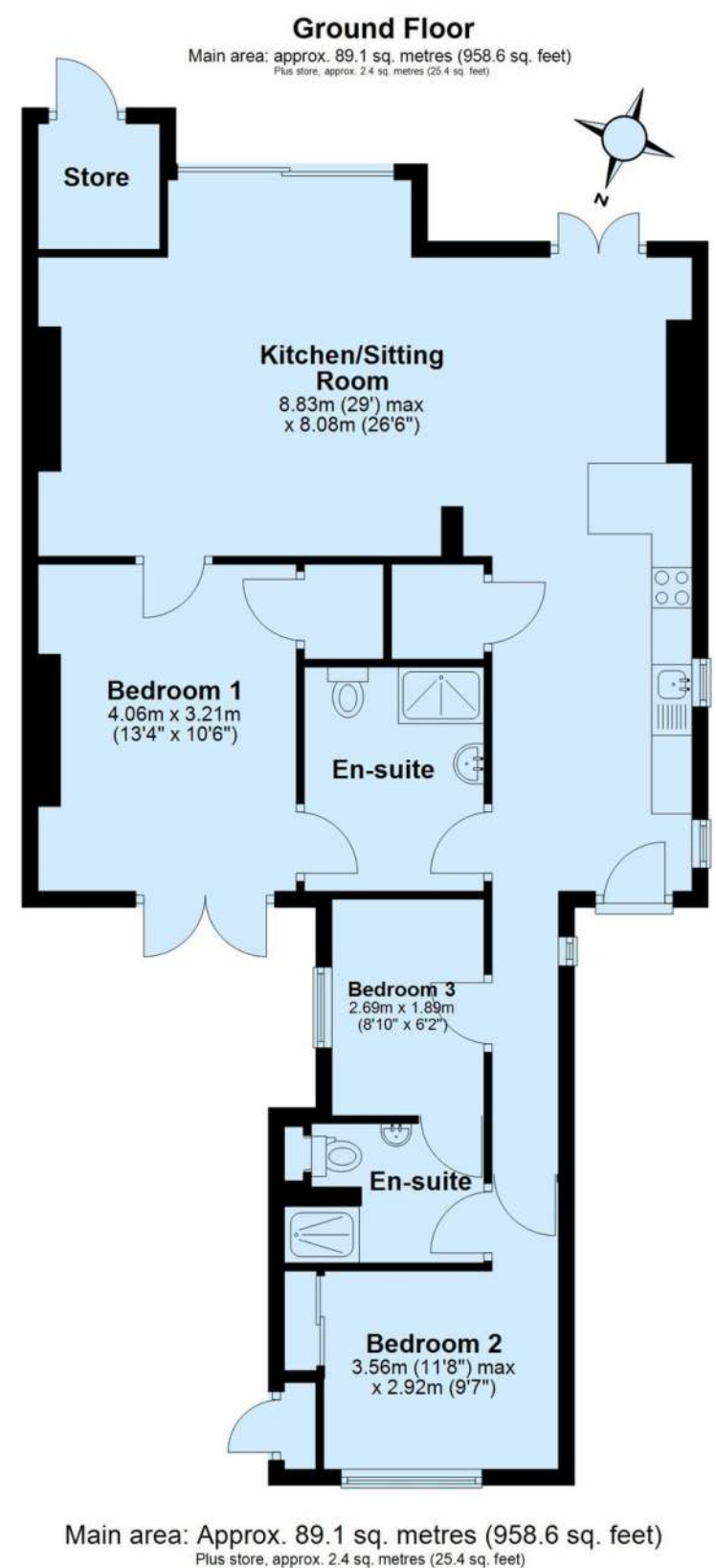
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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FLOOR PLAN





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