

# FLAT 2 WESTWATER COURT DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







# FLAT 2 WESTWATER COURT

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This light, spacious, and well-presented first-floor apartment forms part of an attractive and well-regarded purpose-built development, positioned in a wonderfully level and convenient location just a few minutes' walk from the town centre and the picturesque River Dart.

Designed with ease of living in mind, the building benefits from lift access, well-maintained communal areas, and allocated private parking, making it an appealing choice for those seeking a low-maintenance home, a secure lock-up-and-leave, or an investment property.

Entry to the development is through a tidy and welcoming front lobby, while a secondary entrance from the parking area at the rear also provides direct access to the lift—ideal for bringing in shopping or for those who want near level access to the property.

On entering the apartment, there is an entrance hall with two built-in storage cupboards, offering practical space for coats, shoes or household items. The hallway leads into the open-plan living space, which is both bright and versatile, with space for relaxing, dining, and cooking. The sitting area enjoys a pleasant outlook, and the space on offer accommodates a dining table. The well-fitted kitchen features a good range of matching wall and base units and integrated appliances, making it both stylish and functional.

The apartment offers two well-proportioned bedrooms, each with fitted wardrobes providing excellent storage. The main bedroom benefits from a contemporary en-suite shower room, with modern tiling and fixtures. The second bedroom is served by a separate family bathroom, also tastefully appointed, making the layout ideal for visiting guests or for those who may wish to use the second bedroom as a study or occasional workspace.

Externally, the development provides allocated private parking for one vehicle, located to the rear of the building. There is also a most useful storage facility for each apartment, an invaluable addition for storing outdoor equipment, and the communal areas, both inside and out, are carefully and well maintained.

With its excellent level position, presentation, and practical modern layout, this property represents an excellent opportunity to acquire a home in one of the most desirable South Hams riverside towns.

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

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- Purpose Built First Floor Apartment
- Lift Access
- 2 Bedrooms, 1 En Suite
- Bright Open Plan Living Area
- Allocated Parking Space
- Lovely Level Convenient Position
- Short Level Walk To The Town Centre & River Dart
- Ideal Main Home, Lock Up & Leave Bolthole/Investment







# PROPERTY DETAILS

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## Property Address

Flat 2, Westwater Court, Dartmouth, Devon, TQ6 9DF

## 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: C Potential: C

## Council Tax Band

E

## Tenure

Leasehold 999 years from January 2011

## Service Charge

£1432.44 p.a. (paid in 2 x 6 monthly installments of £716.22)

Westwater Court Management Company Ltd owns the freehold of the building and is run by the apartment owners

## 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 office in Dartmouth turn right on to Fairfax Place and continue past the boat float turning left on to Duke Street. Continue along Victoria Road passing Browns hotel on the left hand side. Westwater Court is on the left hand side with the parking to the rear on Lake Street.

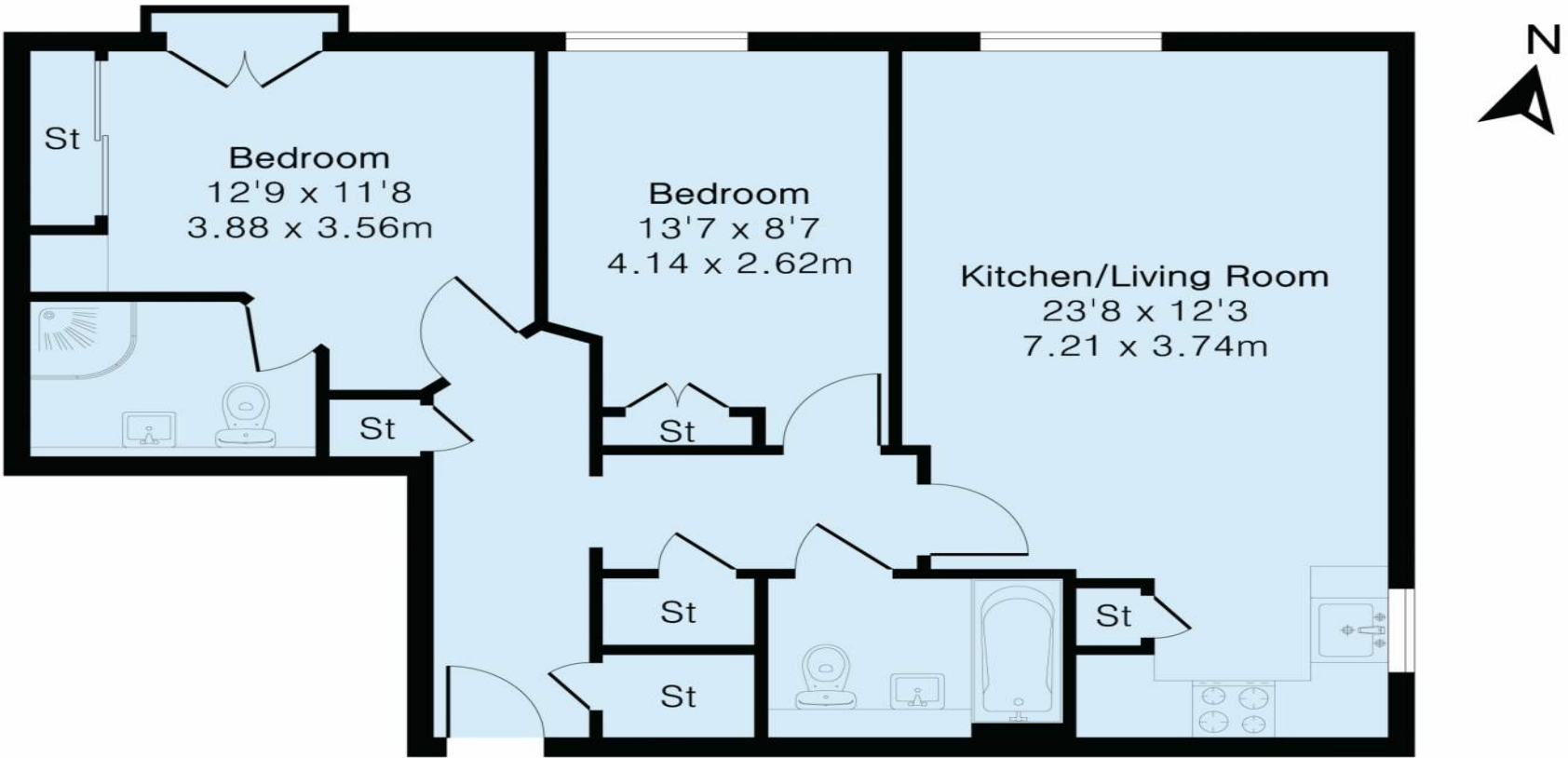
## Viewing

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

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# FLOOR PLAN

**Approximate Gross Internal Area 712 sq ft - 66 sq m**



First Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







  
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