

FLAT 1A TO THE QUAY
DARTMOUTH




MARCHAND PETIT
COASTAL, TOWN & COUNTRY



FLAT 1A, 10 THE QUAY, DARTMOUTH

A stylish, newly renovated apartment spanning three floors, finished to a contemporary standard throughout, in a superb central location with all the town's amenities and River Dart right on your doorstep.

Accessed via Church Close the apartment features a welcoming entrance hall leading to the well-fitted and equipped kitchen/dining room with a range of modern wall and base units and a charming view overlooking St Saviours Church. There is also a useful cloakroom/laundry room and a cosy sitting room.

On the second floor is a spacious double bedroom with an en suite shower room, and the third floor has two further double bedrooms, each with their own en suite facilities, providing flexible accommodation for family or guests.

Combining contemporary style with an unbeatable town-centre location, this apartment offers a comfortable, practical, and newly finished home with everything you need right on your doorstep.

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.

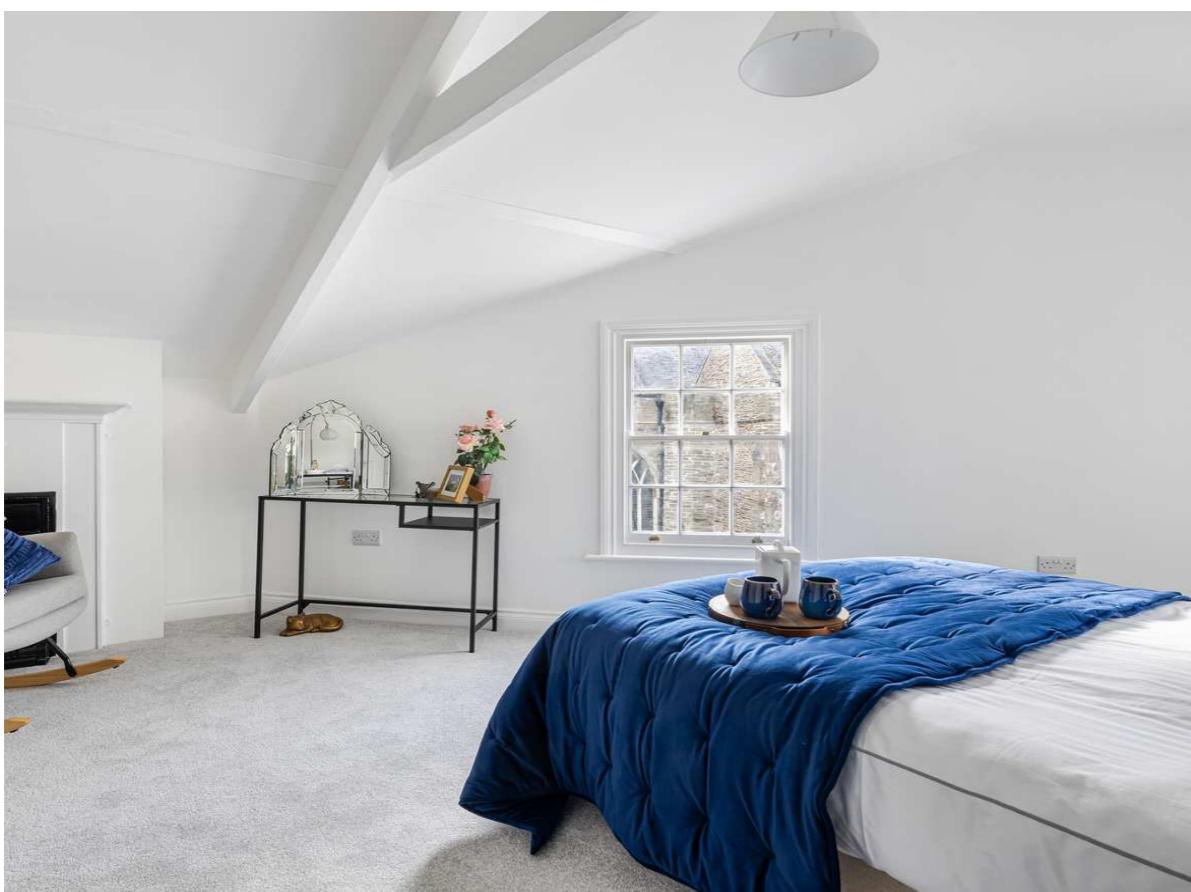




KEY FEATURES

- Newly Renovated Three Storey Apartment
- Lovely Level Central Position
- 3 Bedrooms
- 3 En Suites
- Pretty View Overlooking St Saviours Church
- Stylish Contemporary Accommodation
- New 999 Year Lease To Be Issued
- Gas Fired Central Heating





PROPERTY DETAILS

Property Address

Flat 1A, 10 The Quay, Dartmouth, Devon, TQ6 9PS

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 - not confirmed by the receivers

EPC Rating

Current: C Potential: C

Council Tax Band

To be registered

Tenure

We have been advised that a new 999 year lease will be granted

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 the Dartmouth office turn right along Fairfax Place, take the second left just before boots on the corner and immediately right along Church Close where the entrance door to the property is towards the end on the right hand side.

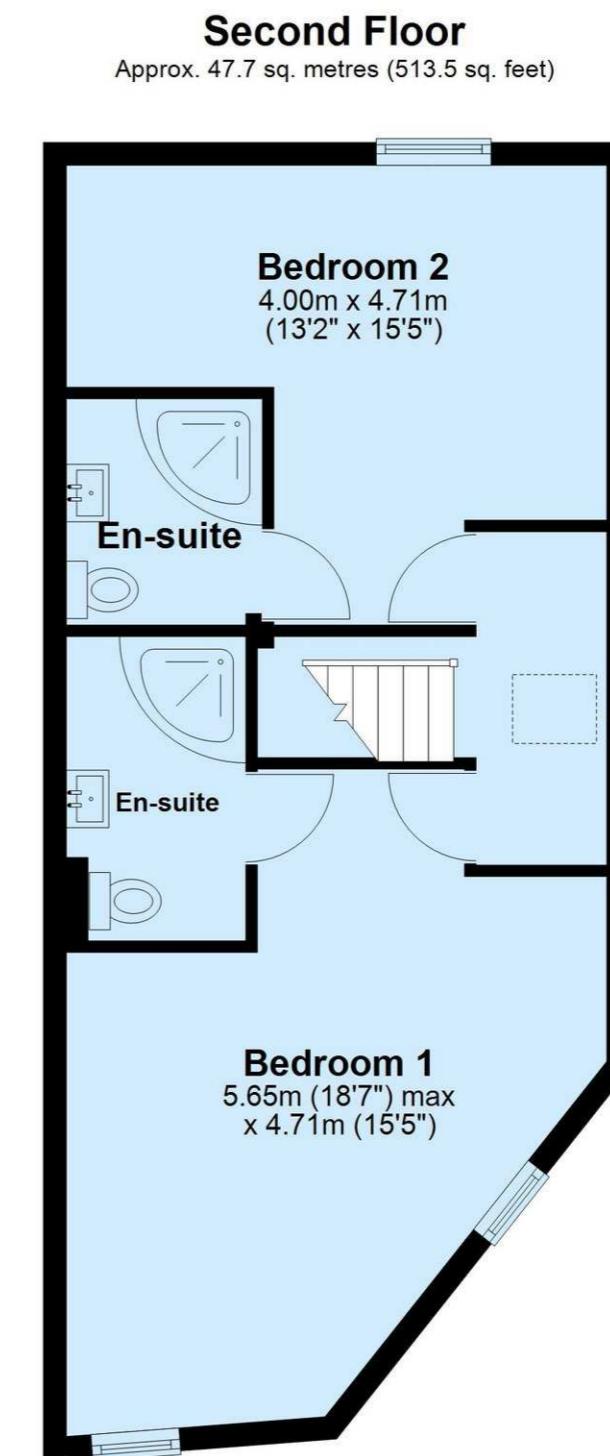
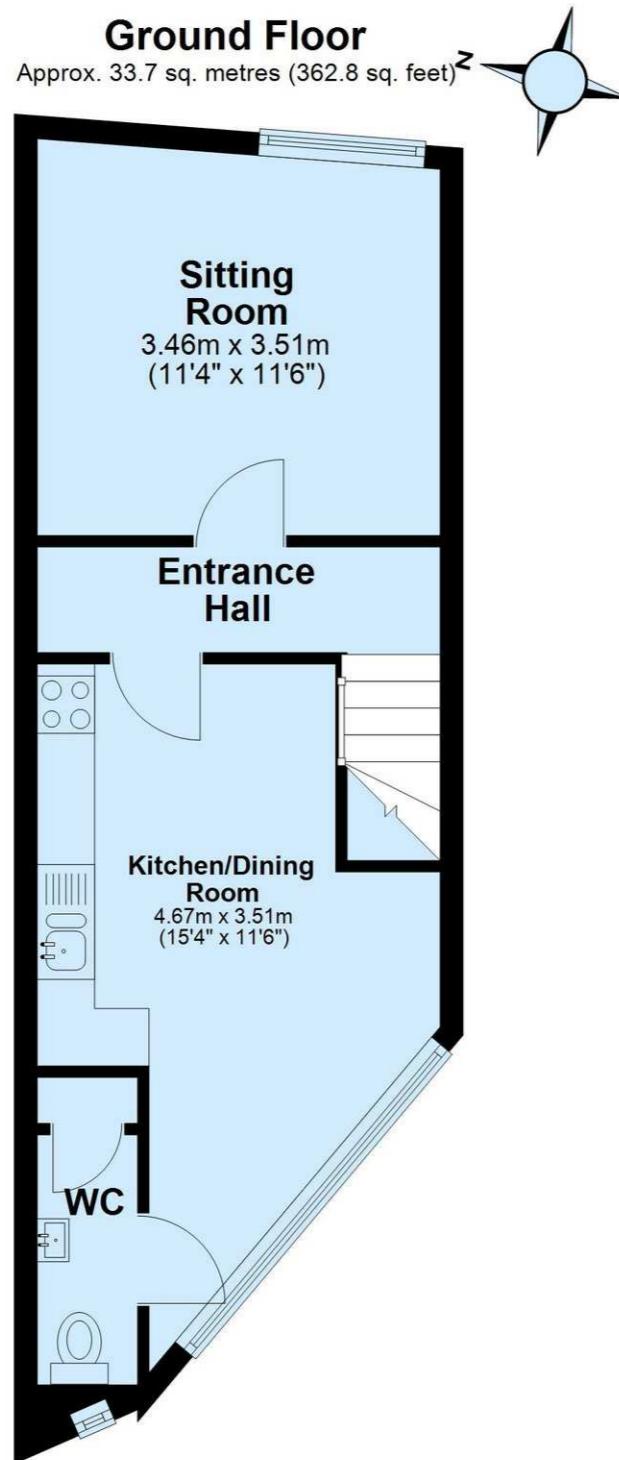
Viewing

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



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.

FLOOR PLAN



Total area: approx. 110.1 sq. metres (1184.7 sq. feet)




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