

28 Dart Marina, Dartmouth, Devon







A stunning three storey town house with waterside terrace, parking, and **superb uninterrupted views** of the River Dart.

Summary of accommodation

Ground floor: Entrance hall | Cloakroom | Storage | Kitchen | Open plan living/dining room with access to waterside terrace

First floor: Landing | Double bedroom with en suite shower room | Second double bedroom | Family bathroom | Utility cupboard

Second floor: Third double bedroom | Walk through study/occasional bedroom four

Outside: Waterside terrace | Reserved covered parking | Storeroom

Gross Internal floor Area 1582 sq ft (147.0 sq m)

Distances

Blackpool Sands Beach 4 miles, Totnes Train Station 12 miles, A38 Devon Expressway (M5) 19 miles

(All distances are approximate)



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The location

Dart Marina is an exclusive development of both houses and apartments, situated on the banks of The River Dart. The Dart Marina Hotel and Spa is the hub of the development, along with Cloud 9, a popular al fresco waterside terrace. This peaceful and beautiful waterside setting is located within a level walk of all the wonderful shops, boutiques, galleries, pubs, and restaurants that Dartmouth has to offer. The town also offers a medical centre, cinema, library, two swimming pools, a leisure centre and three supermarkets. Throughout the year, the town hosts several fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The deep-water port attracts sailing vessels from all over the world and is one of the prettiest in Europe. Dartmouth is situated in the district known as the South Hams in South Devon. Most of the South Hams is listed as an Area of Outstanding Natural Beauty and is well known for its rugged coastline, sandy beaches, and glorious countryside. Totnes (12 miles) offers a main line rail link to London Paddington in 2 hours 40 minutes and the A38 (19 miles), provides access to the cities of Plymouth, Exeter and the M5 beyond.



The property

28 Dart Marina is a beautifully presented three-storey town house with a private riverside terrace and wonderful views over the Dart Marina and River Dart beyond. This luxuriously appointed home has been designed to maximise the setting with double doors leading from the living room straight on to the terrace. The accommodation, of more than 1500 sq ft, is well-appointed and beautifully fitted throughout, with surround sound system and multi zone audio system with recessed ceiling speakers, electronically operated curtains, and bathrooms with under floor heating. The ground floor comprises a wonderfully light living room with a feature gas fire and with floor to ceiling windows and French doors to the terrace. The kitchen is equipped with Smeg appliances and polished stone worktops. There is also a cloakroom and storage. On the first floor, the principal bedroom has river views and an en suite shower room, and there is a second double bedroom and a family bathroom. The second floor provides a twin bedroom and occasional bedroom four/study with views across to Kingswear.

There is covered reserved parking to the front of 28 Dart Marina and further visitor's parking is available.





Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ6 9QP)

Follow College Way into Dartmouth, and as the hill descends towards the Higher Ferry, take the left hand split and follow the road in front of The Floating Bridge Inn. This in turn leads to the hotel car park, continue through the car park and 28 Dart Marina will be found further along on the right-hand side.

What3words: apartment.restriction.mural



Services

All mains services are connected.



Property information

Tenure: Leasehold, 999 years.

Local Authority: South Hams District Council:
01803 861234

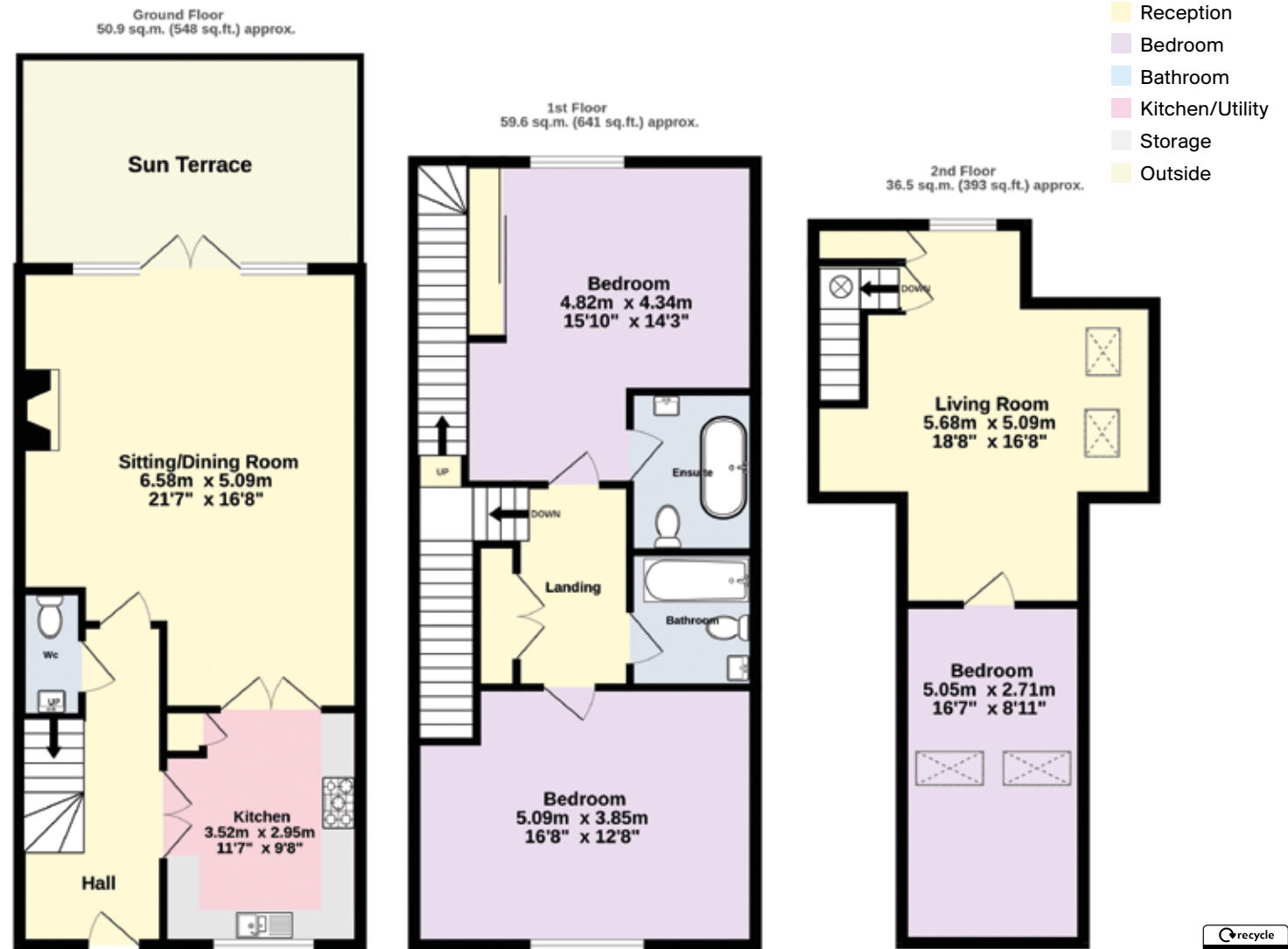
Council Tax: Business rates

EPC Rating: C

Guide Price: £1,500,000

Approximate Gross Internal Floor Area
1582 sq ft (147.0 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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