



STAGS



15a Mount Boone, Dartmouth, Devon TQ6 9PB

Beautiful light and airy ground floor apartment with spectacular views of the River Dart Estuary and out to sea.

Kingsbridge - 14 miles Totnes - 14 Miles

- Ground Floor Apartment
- Sitting Room/Dining Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- En-Suite Wet Room
- Bathroom
- Available beginning of February
- Tenant Fees Apply

£1,200 Per Calendar Month

01803 833681 | rentals.dartmouth@stags.co.uk

ACCOMMODATION INCLUDES

Door from front into

ENTRANCE HALL

With fitted carpet, radiator, 2 built-in cupboards

KITCHEN/BREAKFAST ROOM

Comprising a range of wall, base and drawer units, worksurface with inset 1½ stainless steel sink unit, gas hob, extractor hood, built-in double electric oven, space for fridge

SITTING/DINING ROOM

Large room with spectacular views across the garden, over the estuary to Darthaven Marina and Kingswear, to Dartmouth Castle at the mouth of the river. Comprising fitted carpet with patio doors on to large terrace, archway to sunroom and utility. Feature fireplace with modern electric fire, radiator.

SUN ROOM/UTILITY

With electric roof windows and french doors onto terrace again with spectacular views. The utility area is behind a glazed screen with a sink with drainer and room for freezer, washing machine and tumble drier.

MASTER BEDROOM

Good sized double with large seated bay window with stunning views looking across the garden and over the estuary. Built in wardrobes, fitted carpet, radiator.

BATHROOM

White suite comprising: bath with shower over, low level WC, hand basin and radiator

BEDROOM 2

Double with fitted carpet, radiator, door to en-suite wetroom

WETROOM

Comprising walk in shower, low level WC, hand basin, heated towel rail.

OUTSIDE

A high wooden gated entrance to a shared driveway with parking for one vehicle. There is a terrace to the front of the property with stunning views. There is a pond, lawned area, mature gardens, vegetable garden, greenhouse and garden shed. A gardener is included.

SERVICES

Mains Electric, Gas, Water and Drainage. Council band D, EPC Band E

SITUATION

Known as the jewel of the South Hams, the pretty waterside town of Dartmouth is a popular boating centre boasting a world famous regatta.



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