



The Nest



# The Nest

3 Newcomen Road, Dartmouth, Devon, TQ6 9AF

Totnes 13 miles Plymouth 30 miles Exeter 41 miles

A well presented maisonette in the heart of Dartmouth and only moments from the River Dart.

- No Onward Chain
- 2 Bedrooms
- Town Centre Location
- Freehold
- Ideal Lock up and Leave
- Loft Room
- River Dart Glimpses
- EPC D / Council Tax C

Guide Price £294,000

## SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

## DESCRIPTION

The Nest is a well-presented maisonette situated in the heart of Dartmouth with glimpses of the River Dart. The property is currently used as a holiday let and would make an ideal investment or second home due to being low maintenance and on the doorstep of restaurants, cafes and shops. The property offers a bright and airy open plan living space and two double bedrooms. Whilst an additional loft room offers much potential for further development.



## ACCOMMODATION

The property is entered via its own front door from Newcomen Road which leads to a staircase rising to the first floor and open plan kitchen/sitting room. The open plan living area has wonderful features such as a high ceiling with cornicing, dado rails, beautiful feature fireplace and two large sash windows bathing the room in light. The kitchen has a range of attractive, high gloss floor and wall mounted units above and below granite effect worktops and laminate flooring. The worktop extends to create a breakfast bar whilst there is space for a dining table with view out of the sash window. There is plenty of space for a sofa or two in the sitting area set around a wonderful feature fireplace and sash window/. Also, on this level is a WC with wash hand basin whilst there is space and plumbing for a washing machine and the gas fired boiler.

On the second floor are two bedrooms that will both easily accommodate a double bed and benefit from elevated views over the town. The bedrooms are served by a tiled shower room with WC, wash hand basin and heated towel rail.

An additional set of stairs rise to the loft room which is carpeted and features exposed beams and a dormer window with views of the River Dart. Planning permission was historically granted to change the pitch of the roof to improve the head height and create two new dormer windows to make increase the usability of this useable space.

## TENURE

Freehold.

## SERVICES

Mains gas, electricity, water and drainage. Gas central heating. Ultrafast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## VIEWING

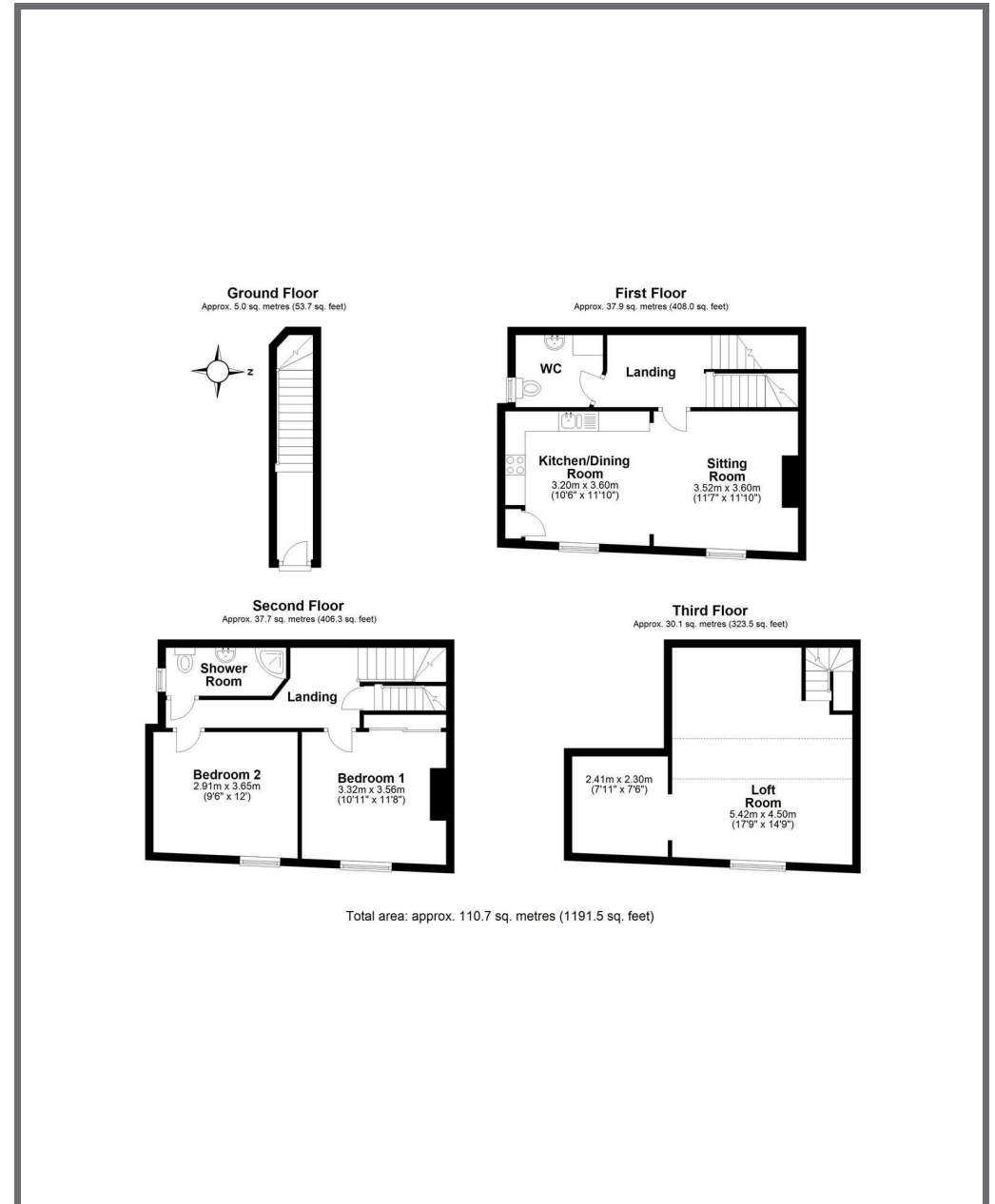
Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

From Stags Dartmouth office in Duke Street turn right and proceed towards the Royal Avenue Gardens. Then turn right and pass the Boat Float on your left and bear right onto Fairfax Place. Turn right onto Newcomen Road where you will find the property on the right hand side next to Bula.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 58                      | 69        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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