



Flat 1, Westwater Court



Flat 1, Westwater

Victoria Road, Dartmouth, TQ6 9DF

Totnes 13 miles Kingsbridge 14 miles Exeter 40 miles

A beautifully presented, first floor apartment situated in a purpose built development in the centre of Dartmouth.

- No Onward Chain
- Purpose Built Apartment
- 2 Bedrooms (1 ensuite)
- Parking
- Lift Access
- 1st Floor Apartment
- Leasehold
- EPC B / Council Tax E

Guide Price £325,000

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

Westwater Court is an exclusive development of purpose built apartments situated within the centre of town of Dartmouth. Being only a short, level walk from the River Dart and town centre location makes this a wonderful home for those working nearby or an ideal second home due to being able to lock up and leave and exploring the surrounding coast and countryside. The apartments benefit from a well kept communal hall with stairs or lift access to the apartments as well as a secure entry phone system. Flat 1 offers a spacious, open plan living space with well equipped kitchen and two double bedrooms, one with ensuite facilities. There is an additional, luxurious bathroom and plenty of internal storage as well as a secure storage cupboard in the parking area.



ACCOMMODATION

The front door opens to a welcoming entrance hall with two large cupboards offering plenty of space for shoes and coats as well as plumbing for a washing machine and an additional cupboard housing the gas fired boiler. The open plan living space has plenty of space for sitting and dining furniture and benefits from a large sash window overlooking the front of the building. The kitchen features a range of floor and wall mounted units above and below granite worktops and upstands. There is a range of integrated Neff appliances including electric oven, gas hob, dishwasher, microwave and fridge/freezer. The principle bedroom has double doors onto a Juliet balcony overlooking Victoria Road and benefits from a luxury en-suite fitted with a contemporary suite comprising shower, WC, wash hand basin and heated towel rail. Bedroom two is of a good size and will easily accommodate at least a double bed. Completing the accommodation is a fully tiled bathroom with shower over, WC, wash hand basin and heated towel rail.

Accessed via Lake Street, to the rear of the building is a designated parking space and most useful, secure store cupboard with light.

TENURE

Leasehold - 999 years from 2011. Please note that holiday letting is not permitted, however the property can be let on an Assured Shorthold Tenancy.

SERVICES

Mains gas, electricity, water and drainage. Gas fired 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.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office proceed (on foot) towards Victoria Road. Continue approximately 300 yards where the property will be found on the left hand side.



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.



Ground Floor
Approx. 62.2 sq. metres (669.0 sq. feet)

Total area: approx. 62.2 sq. metres (669.0 sq. feet)

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Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 82 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |