



1A Mayflower Court



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North Embankment, Dartmouth, TQ6 9NJ

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A beautifully presented 2 double bedroom ground floor apartment affording wonderful River Dart views and private parking.

- No Onward Chain
- Successful Holiday Let
- Wonderful Views of The River Dart
- 2 Double Bedrooms
- Private Parking
- Beautifully Presented
- Commonhold
- EPC E / Council Tax N/A

Guide Price £350,000

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

Mayflower Court is located just a stones throw from the River Dart overlooking the North Embankment. Its waterside setting and town centre location makes this a wonderful main or second home ideal for exploring the surrounding coast and countryside. Currently, the property is utilised as a successful holiday let and benefits from use of private parking. The apartment is situated on the ground floor and enjoys wonderful views over the River Dart and towards Kingswear from the sitting/dining room and bedroom one. The apartment has a separate kitchen, an additional double bedroom and a smartly finished bathroom.



ACCOMMODATION

A short set of steps leads from Mayors Avenue and the North Embankment to the main entrance of the building and well kept communal hallway with intercom. The front door to the apartment leads to a spacious entrance hallway which provides access to all rooms within the apartment as well as an airing cupboard housing the hot water cylinder. Luxury Vinyl Tile flooring flows from the hallway to the sitting/dining room which is a bright and airy room with a full panoramic window affording wonderful views over the River Dart and across to Kingswear. Across the hallway from the sitting/dining room is the modern kitchen with range of floor and wall mounted units above and below tiled surrounds. The kitchen features an integrated electric oven, hob, washing machine/tumble drier and fridge with a useful breakfast bar. A door opens from the kitchen to the rear of the building and the carpark providing easy, level access to the property.

The apartment has two bedrooms that will both accommodate at least a double bed. Bedroom one is situated at the front of the building and enjoys the same wonderful views as the sitting/dining room and features fitted wardrobes. Bedroom two is of a good size and is currently arranged as a twin room and also benefits from built in wardrobes. The bedrooms are served by a smartly finished bathroom featuring a bath with shower over, WC, wash hand basin and heated towel rail.

OUTSIDE

To the rear of the building and accessed from Clarence Street is the private parking for Mayflower Court. An external, communal staircase leads from the carpark providing additional access to the apartments.

TENURE

Commonhold.

SERVICES

Mains electricity, water and drainage. Economy seven storage heaters throughout.

Superfast 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

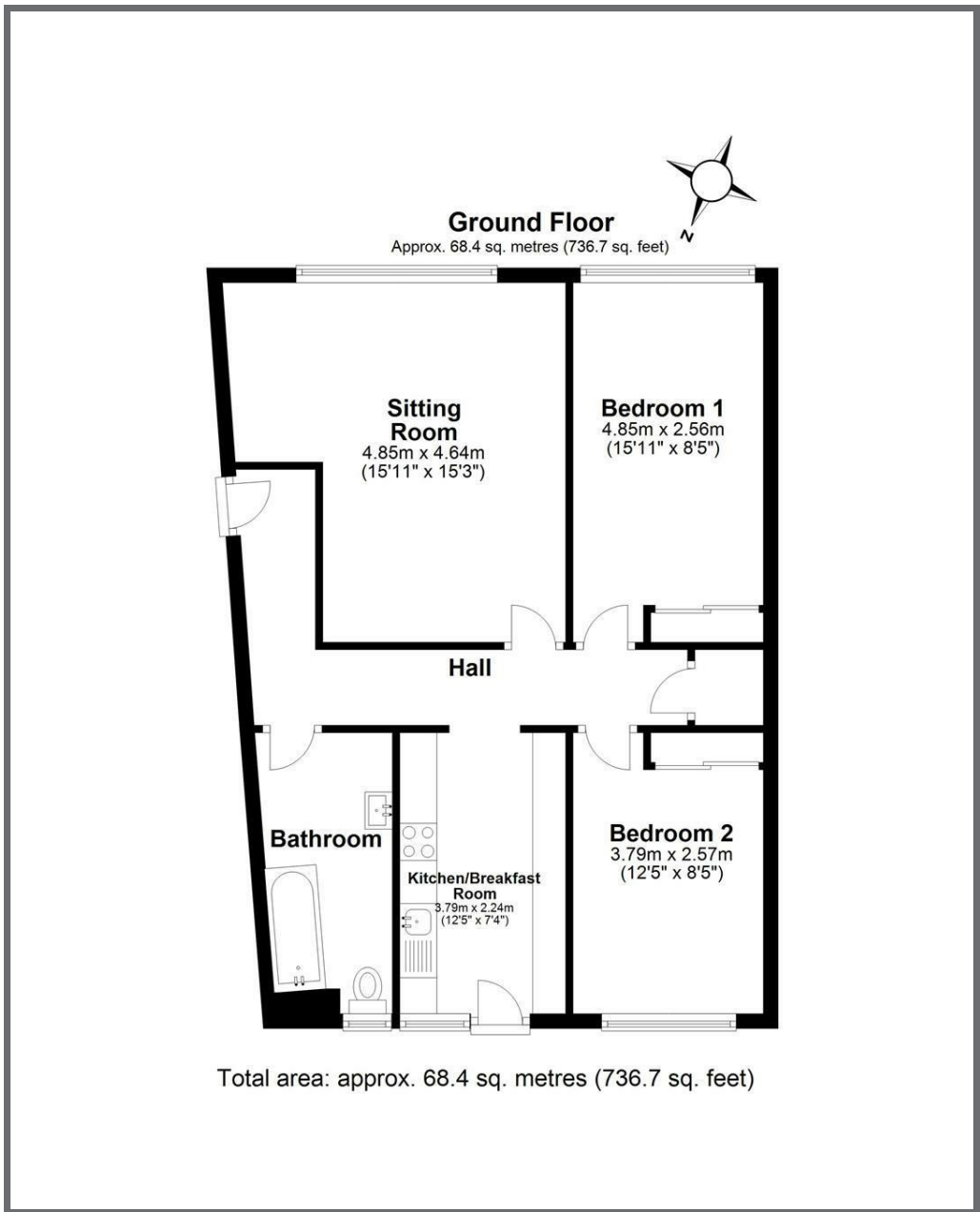
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office, proceed along Duke Street towards the Royal Avenue Gardens. Turn left on to Mayor's Avenue following the one way system passing Marks & Spencer and Travis Perkins on the left. The entrance to Mayflower Court will be found a short distance further along 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		47	74
England & Wales		EU Directive 2002/91/EC	

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