



13a Fairview Road





# 13a Fairview Road

Dartmouth, Devon TQ6 9EN

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A spacious ground floor apartment with wonderful far-reaching views.

- No Onward Chain
- 2 Double Bedrooms
- 2 Ensuite Shower Rooms
- Wonderful Far-Reaching Views
- South Facing
- Character Features
- Leasehold
- EPC D / Council Tax C

Guide Price £250,000

## 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

Fairview Road is a popular, quiet residential area yet is conveniently situated for easy access to the town centre and River Dart. The apartment is situated in an elevated position affording wonderful far-reaching views over the valley and towards the River Dart. The town centre is less than a 10 minute walk away so the property is well positioned for easy access to all of the amenities on offer and the beautiful River Dart. Being close to the town centre makes this a wonderful home for first time buyers or those working nearby whilst it could also be utilised as a second home due to being able to lock up and leave and the location which is ideal for exploring the surrounding coast and countryside. The apartments offers spacious and characterful accommodation throughout including a sitting dining room with large bay window, kitchen/breakfast room and two double bedrooms both with ensuite shower rooms. Unrestricted, on street parking is available outside the property

## ACCOMMODATION

Accessed via its own front door from street level leads to a spacious entrance hall with characterful stained glass window and a cloakroom with WC and wash hand basin. The sitting room has superb proportions and character features including a high ceiling with cornicing, feature fireplace with electric fire and a magnificent bay window where upon the best of the views from the property can be admired. Next to the sitting room is the kitchen which features a range of floor and wall mounted units, an integrated electric oven and hob, fridge, dishwasher, washing machine and wine fridge. A cupboard in the kitchen neatly houses the newly installed gas fired boiler whilst there is plenty of space for a breakfast table.

The apartment has two bedrooms that will be both accommodate at least a double bed and two ensuite shower rooms with WC, wash hand basin and heated towel rails.

## 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)

## TENURE

Leasehold - 999 years from 1974.

## 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.

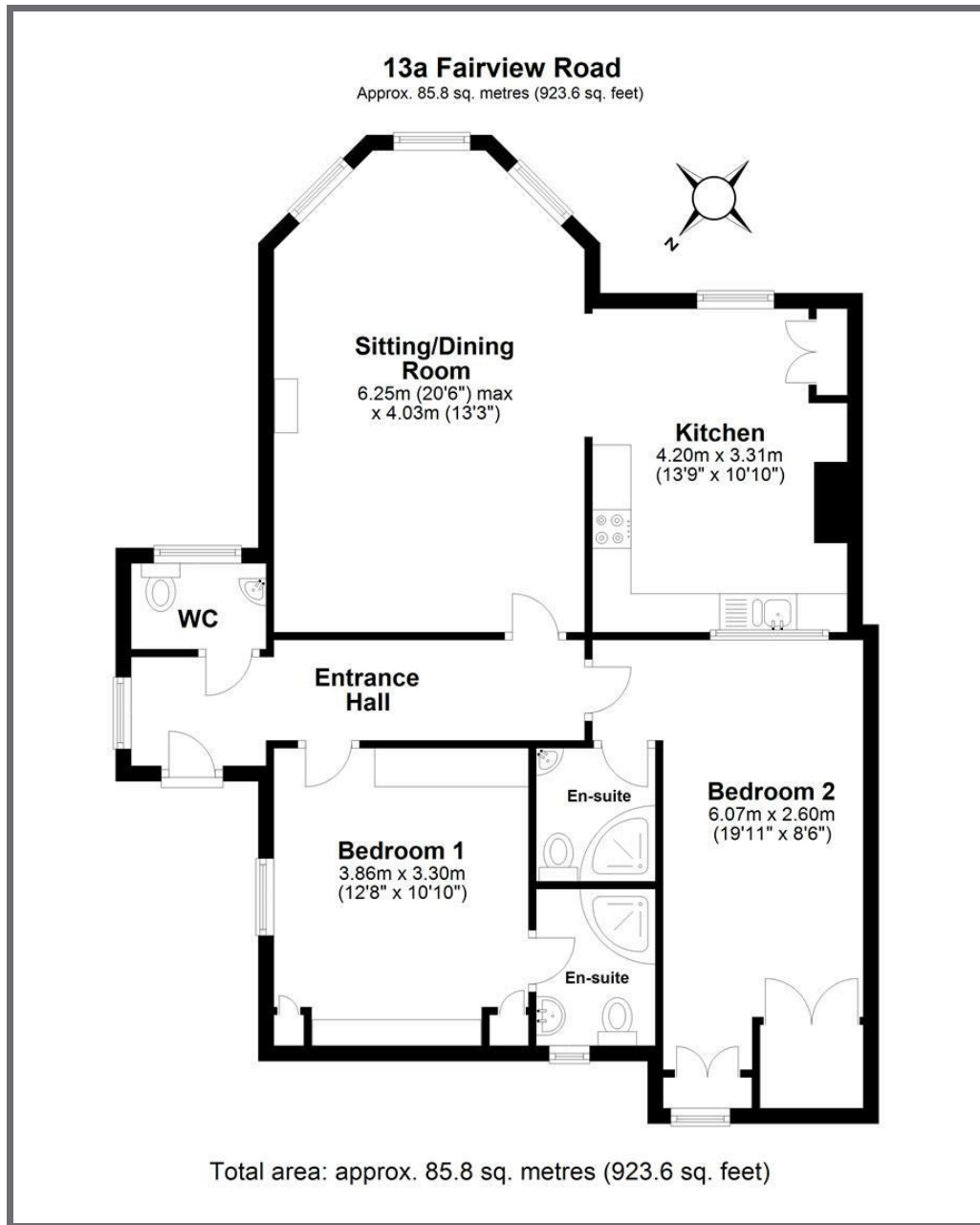
## DIRECTIONS

From Stags Dartmouth office in Duke Street proceed towards Victoria Road and continue up the hill, following the bend around to the right. A short while further up Victoria Road, take the first right hand turning into Fairview Road. The property will be found a short distance on the right 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) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		64	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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