



10B, Mount Boone





# 10B, Mount Boone

Dartmouth, Devon TQ6 9PB

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A beautiful 2 bedroom apartment in an exclusive area with stunning views over the River Dart

- No Onward Chain
- Prized Residential Area
- Stunning Views
- South Facing
- Parking
- 2 Double Bedrooms
- Leasehold
- EPC D / Council Tax A

Guide Price £375,000

## 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

Mount Boone is one of Dartmouth's finest residential roads boasting a southerly orientation and spectacular views over Dartmouth and to the mouth of the River Dart. The property is conveniently situated for easy access to the town centre which is less than a 10 minute walk away so it is well positioned for easy access to all of the amenities on offer and the beautiful River Dart. The apartment would make a perfect second home or holiday let due to being able to lock up and leave and the location which is ideal for exploring the surrounding coast and countryside. The apartment is situated on the second floor and offers bright airy accommodation throughout including an open living area with Juliette balcony, fitted kitchen, two double bedrooms, bathroom and separate WC. Outside is an allocated parking space on the private driveway.





## ACCOMMODATION

A private, external staircase leads to the front door which opens to the entrance hallway. There is space for shoes and coats and access to the cloakroom with WC and wash hand basin. The open living space features a wonderful Juliette balcony with virtually floor to ceiling sliding door and glass balustrade which bathes the room in natural light due to the southerly orientation. Here is the perfect spot to admire the wonderful view over Dartmouth and to the mouth of the River Dart. There is plenty of space for both sitting and dining furniture and there is also a characterful brick fireplace. The kitchen features a range of floor and wall mounted units and has an integrated fridge and a freestanding electric oven.

The apartment has two bedrooms that will both accommodate at least a double bed and have feature, decorative fireplaces as well as plenty of space for storage furniture. Bedroom one has a dormer window which also enjoys the stunning view and aspect whilst bedroom two has access to useful eaves storage. The bedrooms are served by a partially tiled bathroom with bath and wash hand basin.

## OUTSIDE

Leading from Mount Boone is a private driveway where there is an allocated parking space for the property.

## 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 1976.

## 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 towards Victoria Road. Follow the road up the hill and at the junction for Church Road, turn right into Mount Boone. Continue down Mount Boone and the property can be found 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.

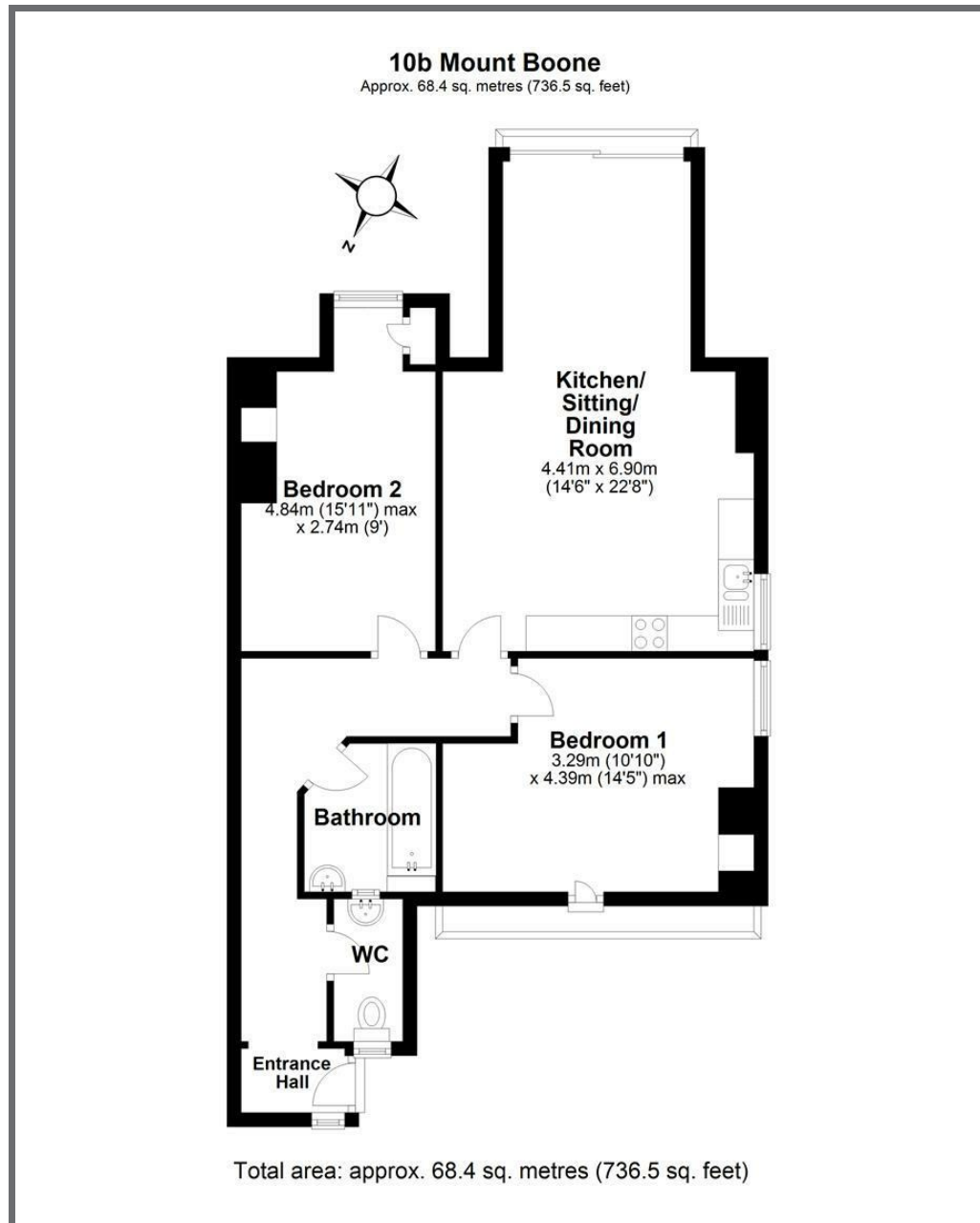


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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