



Crow's Nest



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7C Mount Boone, Dartmouth, Devon, TQ6 9PB

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A 2 bedroom apartment enjoying stunning river views and southerly aspect situated in a prized residential area with private parking.

- Stunning River Views
- Parking
- South Facing
- Prized Residential Area
- 2 Bedrooms
- Short Walk to Town Centre
- Leasehold
- EPC C / Council Tax C

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

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 due to being able to lock up and leave and the location which is ideal for exploring the surrounding coast and countryside. Crow's Nest is situated on the second floor and offers bright and airy accommodation throughout including a spacious sitting/dining room, separate kitchen with views of Britannia Naval College, two bedrooms, bathroom and separate WC. Outside is an allocated parking space on the private driveway.



ACCOMMODATION

An external staircase rises from the driveway to the front door and in turn the hallway which leads to a cloakroom with WC and wash hand basin and an airing cupboard housing the hot water cylinder. Leading from the hallway is the bright and spacious sitting/dining room. Upon entering this wonderful room you are immediately drawn to the large tilt and turn window which offers stunning views over Dartmouth, the River Dart and toward Dartmouth Castle and the sea beyond. A separate kitchen features a range of floor and wall mounted units above and below tiled surrounds as well as an integrated electric oven and hob. There is space for a fridge/freezer, dishwasher, washing machine as well as a breakfast table. The kitchen enjoys a wonderful aspect looking across to the impressive Britannia Royal Naval College and the parade ground.

The apartment offers two good sized bedrooms with bedroom one benefitting from the same southerly aspect and far reaching views as the sitting/dining room as well as a feature decorative fireplace. The bedrooms are served by tiled bathroom complete with bath with shower over and wash hand basin with vanity unit.

OUTSIDE

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

SERVICES

Mains electricity, water and drainage. Electric radiators throughout. Ultrafast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

TENURE

Leasehold - 999 years from 22nd January 1987
Ground Rent - £20 pa with no review period
Service Charge - £120 pa with a 0% review formula
Please note that the lease requires the property holder to pay 2/5 of the cost of repairing walls, party walls, sewers, drains, pipes, cables, wires and appurtenances .

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

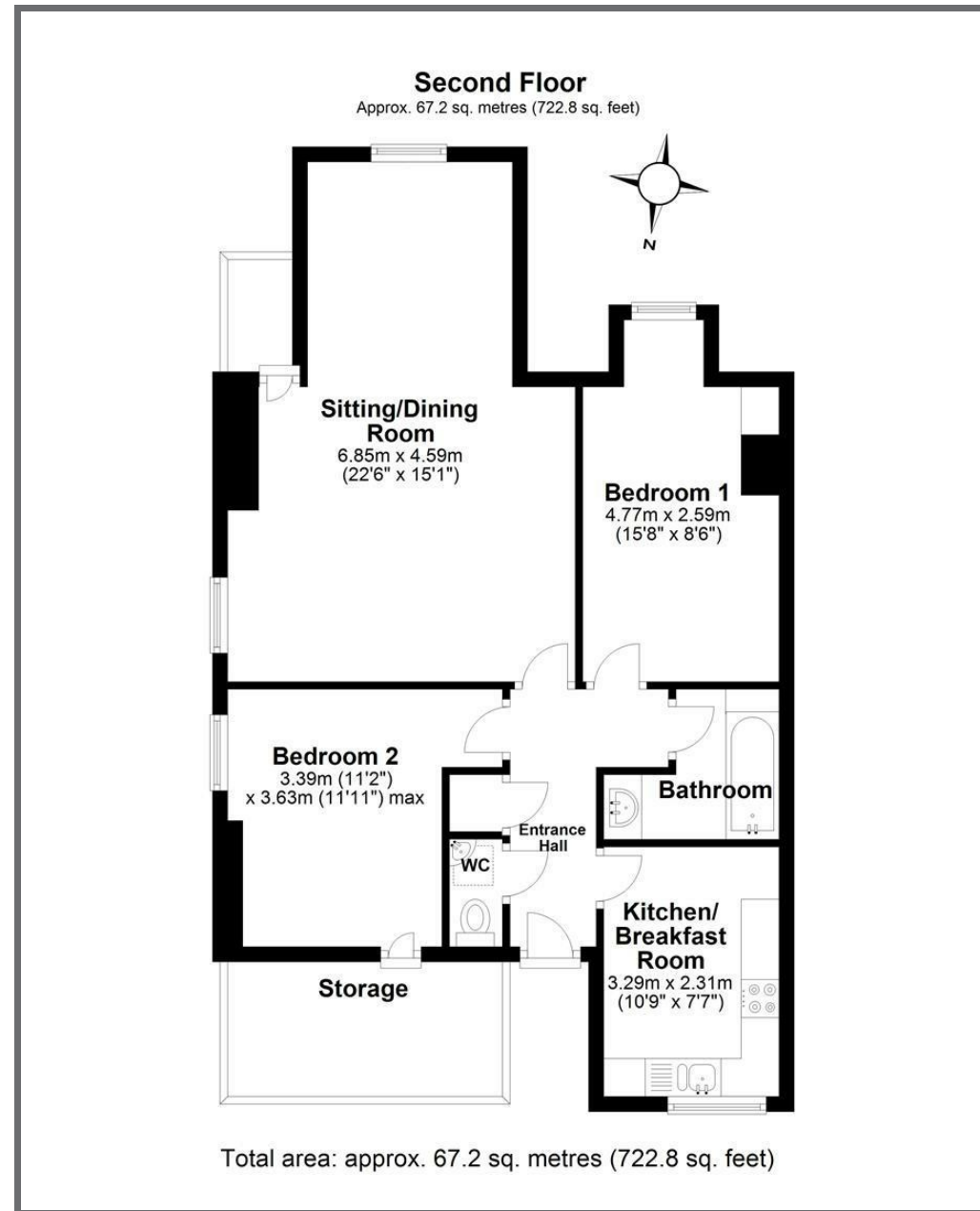
From Stags Dartmouth office, proceed towards Victoria Road. Follow the road up the hill and at the junction for Church Road, turn right into Mount Boone. Continue down Mount Boone and the property can be found on the right hand side.

AGENTS NOTES

Flood Risk - Low



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	69	78
(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	

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