



24 South Embankment



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Dartmouth, Devon, TQ6 9BB

Kingsbridge 14 miles Totnes 14 miles Exeter 43 miles

A wonderful 2 bedroom riverside apartment enjoying stunning views of the River Dart and out to sea.

- Stunning River Views
- 2 Bedrooms
- 1st Floor Apartment
- Leasehold
- South Embankment Setting
- Town Centre Location
- Holiday Let Potential
- EPC C / Council Tax D

Offers In Excess Of £400,000

## 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

Located on the South Embankment of the river Dart and overlooking the canon pointing towards Dartmouth Castle, one of the most iconic locations in the town is this delightful two bedroom, first floor apartment. Being only a stones throw from the River Dart and town centre location makes this a wonderful home for first time buyers or those working nearby. The property 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 as well as having holiday let potential. Stairs rise from the shared entrance hallway to this delightful first floor apartment which features an open plan living space enjoying stunning riverside views from a charming bay window. The kitchen is loosely separated from the sitting and dining areas making this a sociable space and perfect for entertaining. The well equipped kitchen features a range of floor and wall mounted units as well as an integrated electric oven and hob. Next to the living space is a most useful laundry cupboard with space and plumbing was washing and drying machines.

Bedroom one is situated to the rear of the apartment and benefits from three windows overlooking the surrounding rooftops and and toward Jawbones Hill. Bedroom two has built in wardrobes and a window overlooking the River Dart. The bedrooms are served by a smartly finished tiled shower room with WC, wash hand basin and large walk in shower.

## TENURE

Leasehold. The leasehold is 999 years, beginning on the 9th of June 1999. The ground rent amounts to £25 pa and the maintenance is charged on an as and when basis.

## 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](mailto:customer.services@southhams.gov.uk).

## VIEWING

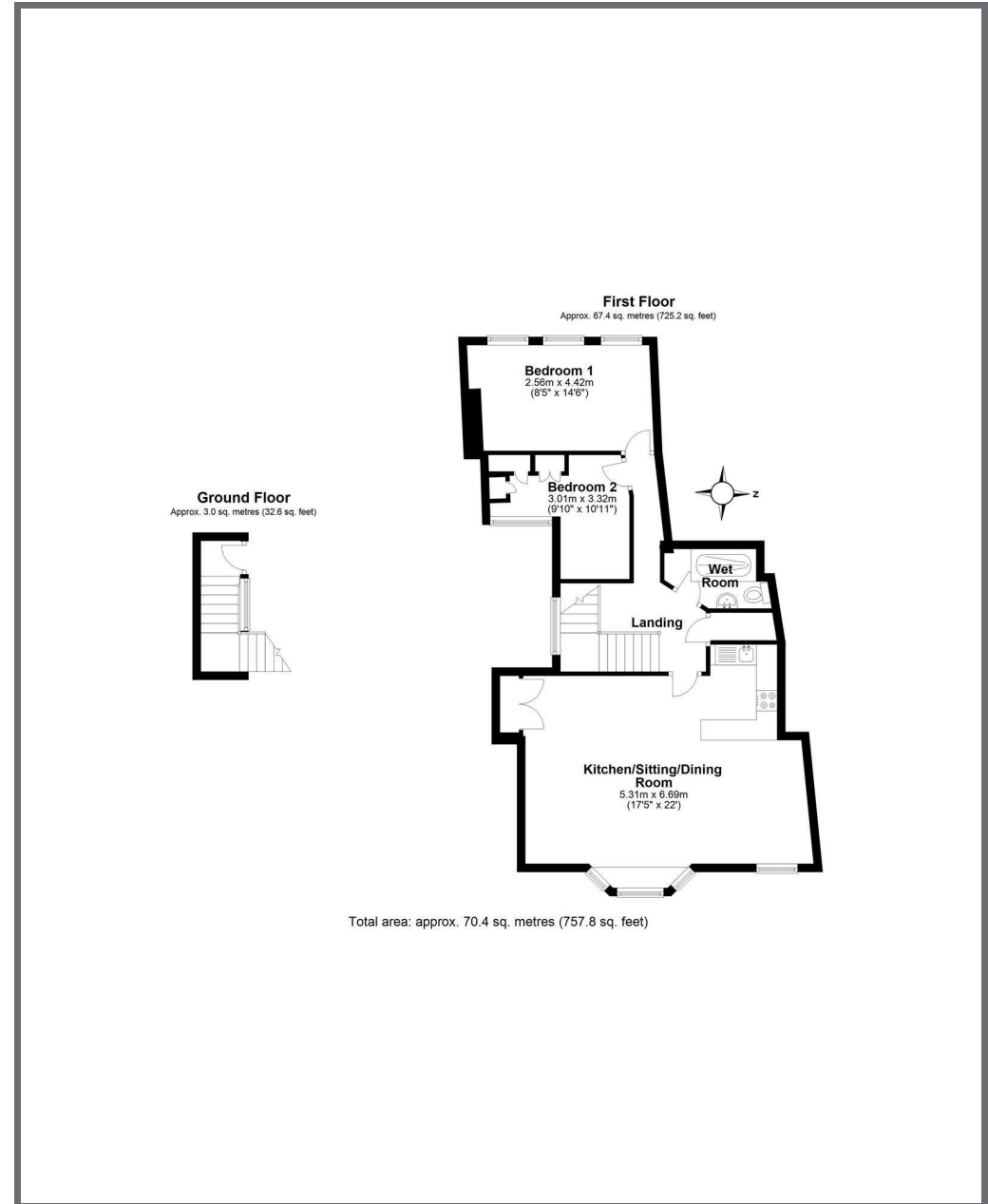
Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

From Stags Dartmouth office on Duke Street walk toward the boat float, following it around towards the embankment. Turn right onto the South Embankment and proceed towards the Lower Ferry where you will find the entrance to the property 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	55	66
(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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