



10 Raleigh Court



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South Embankment, Dartmouth, Devon, TQ6 9BQ

Kingsbridge 14 miles Totnes 14 miles Exeter 43 miles

A wonderful riverside apartment in need of refurbishment offering stunning river views, balcony and parking.

- No Onward Chain
- Balcony
- In Need of General Refurbishment
- Leasehold
- Lift Access
- Stunning River Views
- Parking
- EPC E / Council Tax E

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

Raleigh Court is a historic Grade II listed former hotel dating back to 1888 situated in a prominent riverside position on the delightful South Embankment. Raleigh Court has recently undergone an extensive program of external refurbishment with careful attention to the ornate carvings and woodwork to the façade of this iconic building. This first-floor apartment enjoys stunning front line water views over the River Dart towards Kingswear and out to sea and is within a short level walk to the town. The property is in need of refurbishment but presents a wonderful opportunity to create a riverside main or second home with lift access and private parking to the rear.

ACCOMMODATION

Raleigh Court is accessed directly from the South Embankment with a door leading to the communal entrance hall which has both stairs and a lift leading to all floors. The front door opens to the entrance hallway and in turn the, the spacious sitting room which benefits from a high ceiling with detailed cornicing. To the front is a wonderful bay window which floods the room in natural light whilst a door to the side opens out to the balcony. The kitchen is loosely separated from the sitting room and has space for an electric oven, fridge and plumbing for a washing machine. The apartment offers two bedrooms to the rear of the apartment and are served by a bathroom which features a bath with shower over, WC and wash hand basin. The apartment requires substantial improvement and offers a perfect opportunity to create a home from home in a fabulous location.

TENURE

Leasehold - with a new long lease being granted upon completion of the sale. This new lease will allow permanent residential and holiday let use.

SERVICES

Mains electricity, water and drainage. Electric night storage heaters.

LOCAL AUTHORITY

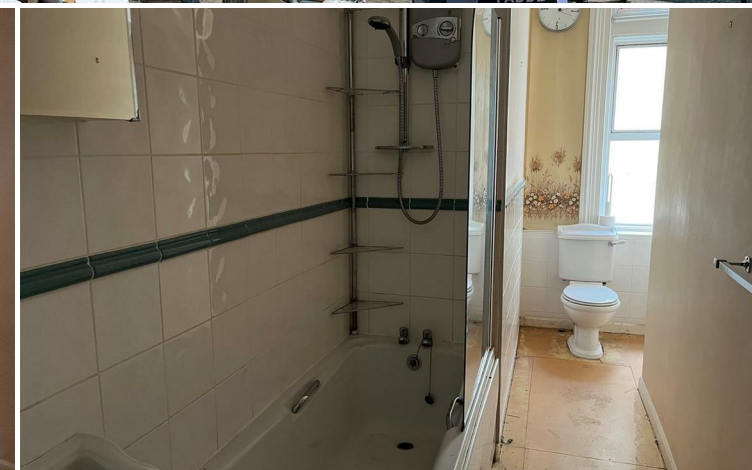
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWINGS

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 where you will find Raleigh Court 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		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336

Approximate Gross Internal Area = 70.1 sq m / 754 sq ft

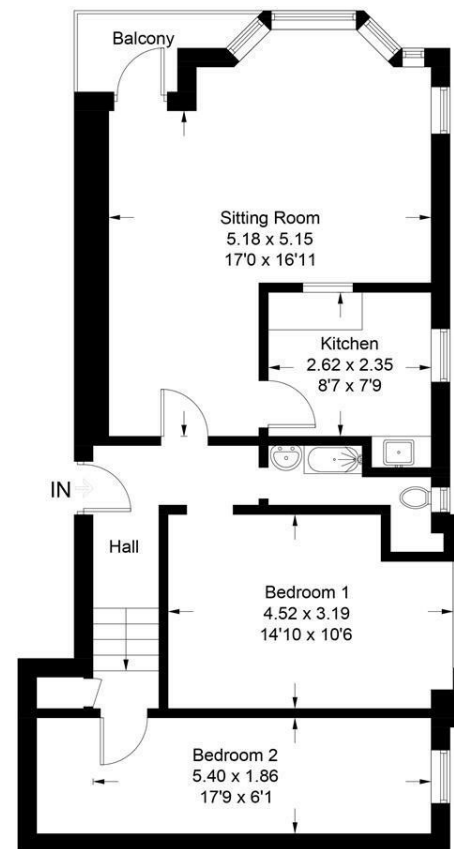


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079088)



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