

Fairfax

3-4 Fairfax Place, Dartmouth, Devon, TQ6 9AD

Totnes 13 miles Plymouth 30 miles Exeter 41 miles

A beautifully presented and characterful 2 bedroom apartment situated in the heart of Dartmouth in a iconic historical building.

- No Onward Chain
- Successful Holiday Let
- Gorgeous Period Features
- Leasehold
- Grade II listed
- Town Centre Location
- Stylish Accommodation
- EPC D / Council Tax N/A

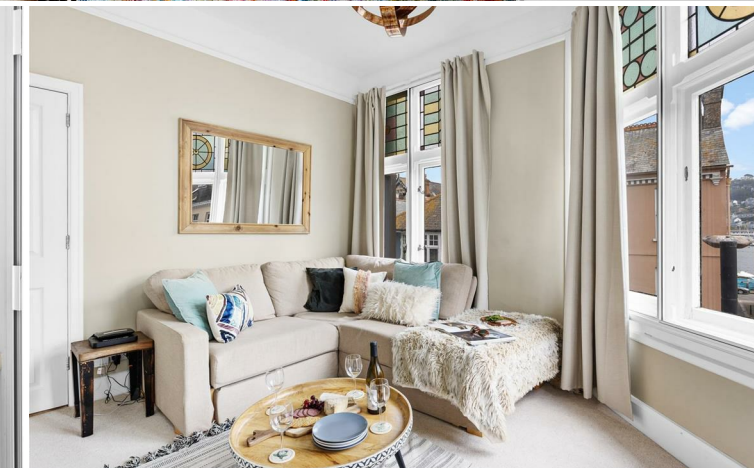
Guide Price £365,000

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

Fairfax place is a stylish two bedroom apartment situated in the heart of Dartmouth in one of the towns iconic Grade II listed Tudor buildings. The town centre location and short distance from the river Dart makes this a wonderful main or second home. Currently, the property is utilised as a successful holiday let and is ideal for exploring the surrounding coast and countryside. The apartment is bright and spacious and the recent refurbishment compliments the glorious character features. The accommodation offers a beautifully finished and practical kitchen, a cosy sitting room, two double bedrooms, luxurious bathroom and separate WC.



ACCOMMODATION

Fairfax Place is situated in an iconic Grade II listed Tudor building in the heart of Dartmouth. A door leads directly from Smith Street to the shared hallway which serves only one other apartment. Stairs lead to the second floor and front door of the apartment, which opens up to a spacious and welcoming entrance hallway providing access to all of the principle accommodation. The apartment has been recently refurbished and boasts gorgeous engineered wood flooring throughout and high ceilings. There is glorious stained glass windows throughout the property that has been allowed to shine by the sympathetically neutral colour scheme. Leading from the left of the hallway you enter the stylishly designed kitchen with space for a dining room table. There are a range of floor and wall mounted shaker style units above and below tiled surrounds and integrated appliances including a large range oven, hob, slimline dishwasher, fridge/freezer, wine fridge and TV. The marble effect worktop and gold fixtures and fittings add to the elegance of the room. A matching island provides further space to prepare food as well as somewhere to sit and keep the cook company. Leading on from the Kitchen is the cosy sitting room. This room also benefits from the high ceilings and the same beautiful stained glass. You even get a glimpse of the River Dart.

Leading down the hallway is Bedroom two, with carpet throughout and space for at least a double bed. The same characterful windows and stylish cladded walls add a pop of colour to the room. Next door is the master bedroom, this room is also carpeted and the wonderful bay window ensure the room is flooded with natural light. A beautifully finished bathroom and separate WC completes the accommodation. The bathroom benefits from a gorgeous free-standing slipper bath surrounded by chic subway tiles, a waterfall shower with herringbone tiled surrounds, hand basin and heated towel rail.

TENURE

Leasehold. Lease Term 999 with 994 years remaining.

Service charge £1790 pa
Ground rent £150 pa

SERVICES

Mains electricity, water and drainage. Electric 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.

VIEWING

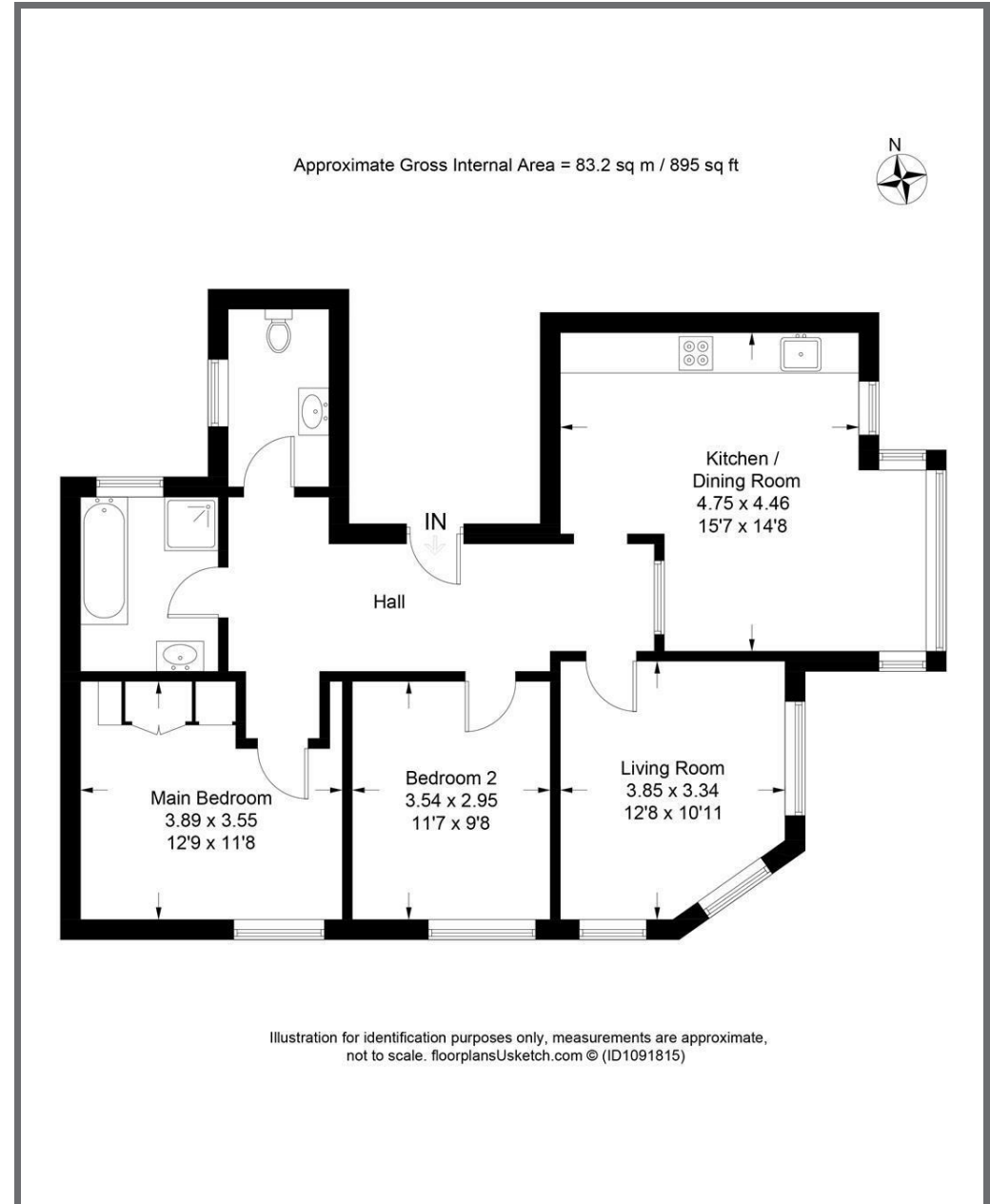
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office in Duke Street turn right and proceed towards the Royal Avenue Gardens. Then turn right and pass the Boat Float on your left. Turn right at Morellos and the door will be on your left.



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			
(122 plus)	A		78
(81-121)	B		
(69-80)	C		
(55-68)	D	60	
(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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