



Flat 1, Stella Maris



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25 Southtown, Dartmouth, Devon, TQ6 9BX

Totnes 14 miles Exeter 34 miles Plymouth 23 miles

A charming, Grade II listed ground floor waterside apartment.

- No Onward Chain
- Highly Sought-After Area
- River Views
- Leasehold
- Successful Holiday Let
- Character Features
- Grade II Listed
- EPC D / Council Tax B

Guide Price £294,000

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

Stella Maris is situated only a stone's throw from the River Dart in the highly sought-after, Southtown. The property occupies the ground floor of a grand merchant's house overlooking the stunning River Dart. Being only a short distance from the River Dart and town centre makes this a wonderful home or an ideal second home, which one can lock up and leave. The location is perfect for exploring the surrounding coast and countryside and is currently utilised as a successful holiday let.

The apartment is approached via its own, private front door which leads to a welcoming and spacious central entrance hall with high ceiling and ornate moulding greeting guests as they enter. The large sitting room has a feature fireplace and two sash windows offering beautiful views of the River Dart and across to Kingswear. A door leads from the sitting room to the kitchen/breakfast room which has a range of floor units with tiled surrounds. There is space for an electric oven with gas hob, fridge/freezer, washing machine, dining table and chairs. The apartment offers two bedrooms, a family bathroom with bath, wash hand basin and separate shower cubicle. Next to the bathroom is a separate WC.

TENURE

Leasehold with share of freehold. 999 year lease from 1998.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

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

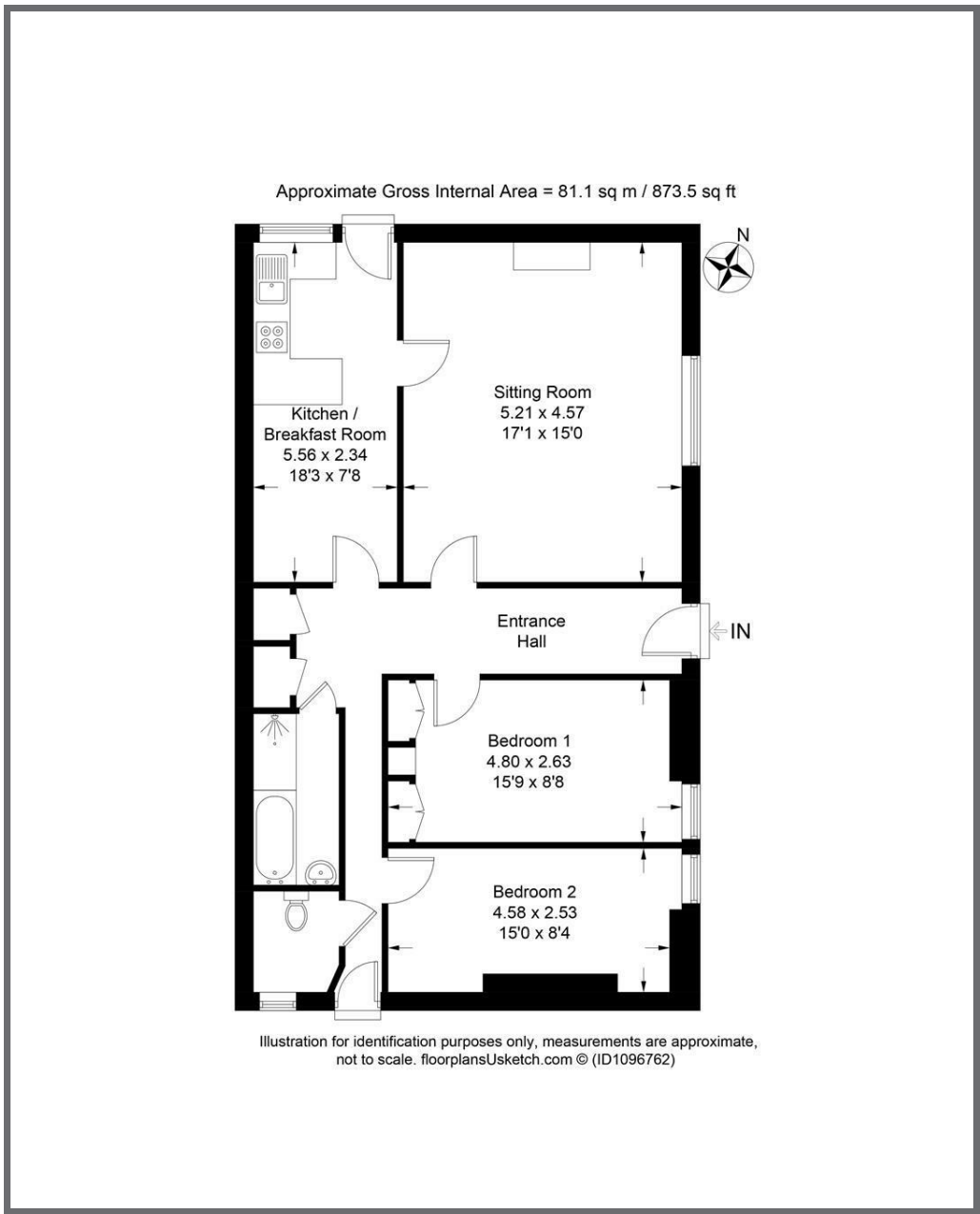
Strictly by prior appointment with Stags on 01803 835336.

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 and bear right onto Fairfax Place. Turn right onto Newcomen Road and continue along to South Town where you will find 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		76
(81-91)	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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