



The Orlop



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34a Clarence Street, Dartmouth, Devon, TQ6 9NW

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A beautifully presented, ground floor apartment situated on one of Dartmouth's most favoured roads.

- No Onward Chain
- Beautifully Presented
- Ideal Lock Up And Leave
- Leasehold
- 2 Bedrooms
- Town Centre Location
- Successful Holiday Let
- EPC E / Council Tax B

Guide Price £275,000

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

Clarence Street was once one of Dartmouth's busiest roads situated in the heart of the town and only a stones throw from the River Dart but is now a quiet, picturesque street lined with charming townhouses and historical interest. The Orlop is a beautifully presented ground floor apartment which is ideally located for exploring all that Dartmouth has to offer. The apartment is approached via its own, private stable door which leads to a spacious and well equipped kitchen. The kitchen features a range of floor and wall mounted units above and below wooden worktops and surrounds as well as offering an integrated electric oven, hob, dishwasher, washing machine, fridge and freezer. Oak flooring flows from the kitchen through to the sitting/dining room with exposed brickwork and good sized windows with window seat overlooking Clarence Street. It is understood the building was formally a shop hence the benefit of these large windows.

Accessed from the kitchen is an internal hallway and airing cupboard housing the hot water cylinder. The hallway leads to the two bedrooms and the bathroom. Bedroom one is of particularly good size and will easily accommodate at least double bed along with storage furniture. The luxurious, fully tiled bathroom features a fabulous clawfoot, roll top bath with shower over, WC, wash hand basin, heated towel rail and underfloor heating.

TENURE

Leasehold. Lease term began in 1962 with 937 years remaining.

Ground rent is £1 pa (not collected)

No service charge. Contribution to annual building insurance is arranged by the landlord at 18% of total. 34a also contributes 18% to any periodic building maintenance costs.

SERVICES

Mains water, electric and drainage. Electric radiators throughout.

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

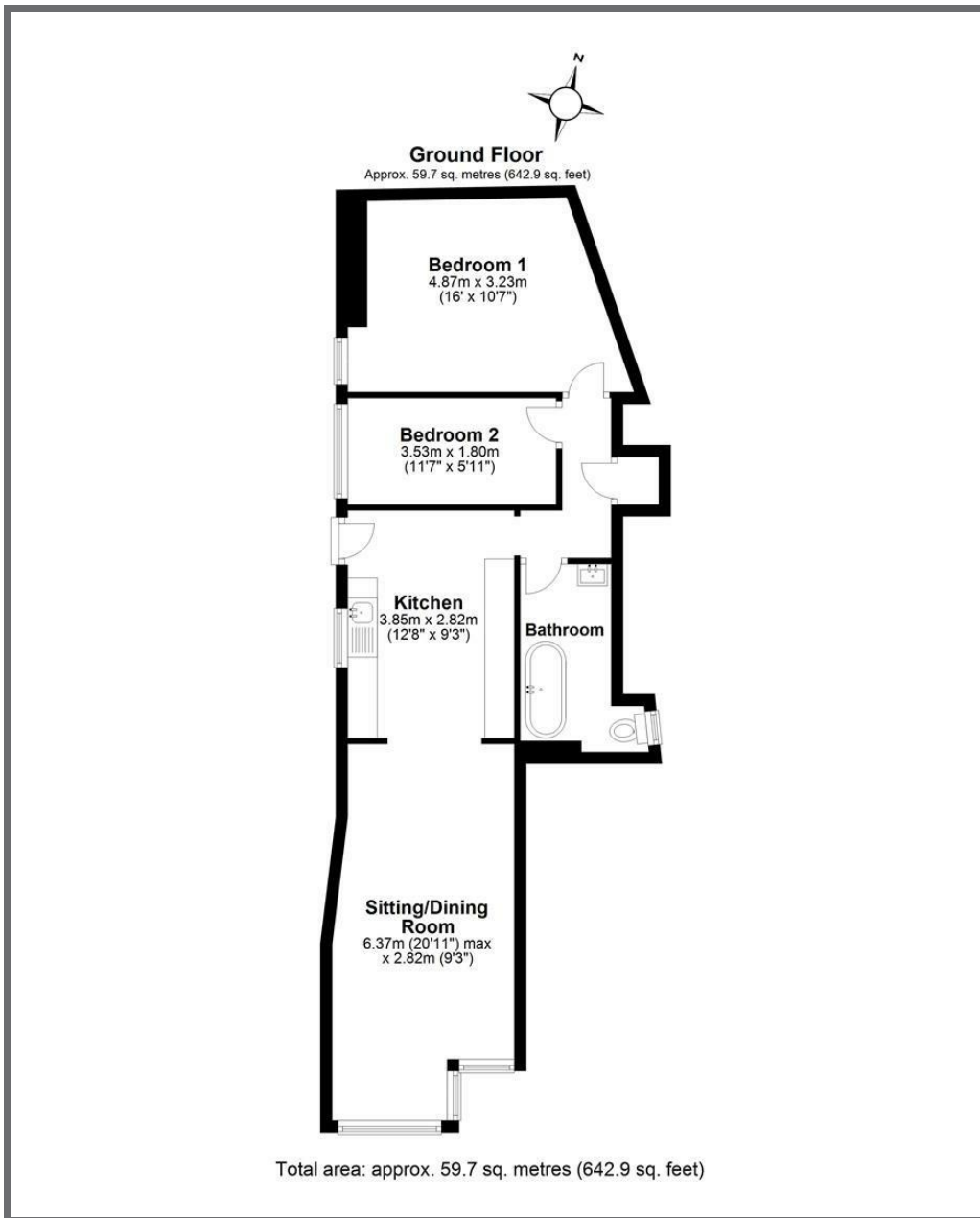
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office turn right into Foss Street where at the end turn right in to Broadstone and continue up into Clarence Street where the property will be seen a short distance on the 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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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