



33, Above Town



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Dartmouth, Devon TQ6 9RG

Totnes 13 miles Plymouth 30 miles Exeter 41 miles

A beautifully presented property situated in an elevated position enjoying stunning river and sea views and offering versatile accommodation throughout.

- No Onward Chain
- Versatile Accommodation
- 2 Terraces
- Freehold
- 3/4 Bedrooms
- Stunning River & Sea Views
- Sought-After Location
- EPC C / Council Tax C & C

Guide Price £745,000

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

The property is located in the sought-after residential area of Above Town, just a short walk to the town centre, River Dart and all the wonderful amenities on offer. 33 Above Town has recently undergone a thorough program of refurbishment both inside and out to create either a wonderful main or second home. The property offers beautifully presented and versatile accommodation arranged over five floors with the principle rooms all benefiting from the stunning views over the River Dart. Outside there are two, low maintenance terraces perfectly positioned to enjoy the fabulous views.



ACCOMMODATION

The front door opens to an entrance hallway on the ground floor with stairs on the left which lead to the first and second floors. Leading from the entrance hallway is a door ahead to the kitchen/breakfast room which enjoys spectacular views of the River Dart and out to sea. The kitchen features a range of floor and wall mounted units as well as a rangemaster cooker and integrated appliances. There is also plenty of space for a breakfast table and sofa to admire the stunning views. From the kitchen/breakfast room stairs lead down to another hallway with built in cupboards offering useful storage space for shoes and coats. Leading from the hallway is the beautiful sitting/dining room with feature glazed wall offering breath-taking views of the River Dart and across to Kingswear. The sitting and dining rooms can be sub divided by clever pocket doors making this a versatile space. Also on this level is a tiled bathroom with WC and wash hand basin. An additional set of stairs lead down to the lowest level and to a study area, bedroom, shower room with WC and wash hand basin, useful utility cupboard and door leading to the paved terrace.

Stairs rise from the entrance hallway to the first floor where there are two bedrooms both of which enjoy the same wonderful views as the kitchen/breakfast room below. Also on the first floor is a newly installed shower room with WC and wash hand basin. Completing the accommodation on the second floor is a bright and airy bedroom which enjoys the best of the views from the property and dual aspect windows.

OUTSIDE

The property has two wonderful outdoor areas including a roof terrace plus further paved area - each of which lend themselves to sitting and watching the activity on the river, just relaxing or alfresco dining.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating and individually controlled electric radiators.

Ultrafast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

AGENTS NOTE

Please note that the garage to the front of the property is not owned by this property.

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 left then take the first turning left into Anzac Street. Passing St Saviours Church and The Seven Stars on your left, follow the road before turning immediately right into Smith Street. Continue up the hill as it bends to the left onto Crowther's Hill and at the top turn left onto Above Town. No. 33 will be found after a short distance on the left-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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	84
	EU Directive 2002/91/EC		

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dartmouth@stags.co.uk

01803 835336

Approximate Gross Internal Area = 148.9 sq m / 1603 sq ft

Lower Ground Floor 2

Lower Ground Floor 1

Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1093844)