



2 Embankment House





# 2 Embankment House

8 South Embankment, Dartmouth, TQ6 9BH

Kingsbridge 14 miles Totnes 14 miles Exeter 43 miles

**A fabulous, riverside penthouse apartment offering stunning river views, balcony and two double bedrooms.**

- No Onward Chain
- Penthouse Apartment
- Wonderful South Embankment Setting
- Leasehold
- Stunning Riverside Views
- Full Width Balcony
- Successful Holiday Let Setting
- EPC C / Council Tax N/A

**Guide Price £525,000**

## 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

Embankment House forms part of the iconic riverside landscape of the South Embankment in the heart of Dartmouth. The building retains a delightful slate hung façade with ornate carvings but is not listed. The apartment is situated on the second floor affording stunning views over the River Dart and towards Kingswear from the balcony and open plan living space. It's waterside setting and town centre location 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 property offers beautifully presented accommodation including a sociable open plan living space with well appointed kitchen, two double bedrooms with views towards Jawbones Hill and a smartly finished shower room.





## ACCOMMODATION

A door leads directly from the South Embankment to the shared hallway which serves only one other apartment. Stairs lead to the first floor and front door of the apartment which in turn opens to an additional staircase rising to the landing for the apartment. Once on the landing one is immediately drawn to the open plan living space and the spectacular views available from the apartment. Two separate doors open to the full width, decked balcony which enjoys breath taking views across the river Dart to Kingswear and towards the iconic Dartmouth Castle. The open plan living space is bright and airy and offers plenty of space for both sitting and dining furniture as well as a wall mounted electric fire. The defined kitchen is loosely separated from the sitting and dining areas by a wrap around worktop with storage units beneath making this a social space and perfect for entertaining. The kitchen offers a range of floor and wall mounted units above and below tiled surrounds and flooring as well as an integrated electric oven, gas hob, dishwasher, washing machine and under counter fridge and freezer.

To the rear of the apartment are the two double bedrooms which both enjoy views over the surrounding rooftops and towards Jawbones Hill. The bedrooms are served by a smartly finished shower room with WC, bidet, wash hand basin, and heated towel rail.

Accessed from the shared staircase is a most useful storage cupboard which is private to the apartment.

## TENURE

Leasehold. 999 years from the 13th of May 2009.

The Ground rent is £150 pa

Service Costs are 25% of any additional costs.

## SERVICES

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

Superfast 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 on Duke Street walk toward the boat float, following it around towards the embankment. Turn right onto the South Embankment where you will find Embankment House 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.



**Second Floor**  
Approx. 66.5 sq. metres (716.1 sq. feet)

**Bedroom 1**  
3.60m x 2.86m  
(11'10" x 9'5")

**Bedroom 2**  
3.60m x 2.84m  
(11'10" x 9'4")

**Shower Room**

**Open Plan Living**  
7.43m (24'5") max  
x 6.06m (19'11")

**Balcony**

**First Floor**  
Approx. 7.3 sq. metres (78.9 sq. feet)

Total area: approx. 73.9 sq. metres (794.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		
(81-121)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	78
EU Directive 2002/91/EC			

9 Duke Street, Dartmouth,  
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336