



The Cabin



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23 Fairview Road, Dartmouth, Devon, TQ6 9EN

Totnes 13 miles Plymouth 30 miles Exeter 40 miles.

An attractive apartment enjoying wonderful views of the River Dart with parking and private patio.

- No Onward Chain
- South Facing
- Wonderful Valley & River Views
- Parking
- Private Terrace
- Loft Room
- Leasehold
- EPC E / Council Tax C

Guide Price £215,000

## 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

Fairview Road is a popular, quiet residential area yet is conveniently situated for easy access to the town centre and River Dart. The apartment is situated in an elevated position affording wonderful far-reaching views over the valley and towards the River Dart. The town centre is less than a 10 minute walk away so the property is well positioned for easy access to all of the amenities on offer and the beautiful River Dart. Being close to the town centre makes this a wonderful home for first time buyers or those working nearby whilst it could also be utilised as a second home due to being able to lock up and leave and the location, which is ideal for exploring the surrounding coast and countryside. The apartment offers wonderful far-reaching views from the bay window in the sitting room and bright and airy accommodation due to the southerly orientation. Outside, the apartment benefits from a designated parking space and private patio.



## ACCOMMODATION

An attractive timber door with porthole window leads to the entrance hall which has a large window giving a glimpse of the views on offer from the apartment. The sitting room is a bright and airy space due to the southerly orientation and the large bay window flooding the room with natural light whilst a feature fireplace provides a warming focal point. The bay window offers wonderful far-reaching views down the valley to the River Dart and across the surrounding countryside. The kitchen is loosely divided from the sitting room 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 whilst there is space for an electric oven, washing machine and fridge/freezer.

Accessed from the hallway is the good sized bedroom with dual aspect windows, one of which offers a beautiful view of the fields across the valley. The bedrooms will easily accommodate at least a double bed and storage furniture. Next to the bedroom is the bathroom which features a bath with shower over, WC and wash hand basin. A neatly concealed ladder leads from the hallway to the loft which has power, light and heating as well as two Velux windows. The loft has been partially converted but offers much potential to create a useful space.

## OUTSIDE

Accessed from Fairview Road is a designated parking space. A set of steps lead down to the property and a private, paved patio which is bordered by mature shrubs. There is power and light and plenty of space for garden furniture and a BBQ making this a wonderful spot for alfresco dining whilst enjoying the sunny, southerly orientation.

## TENURE

Leasehold. Lease term 999 years from 5th May 2000.

## SERVICES

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

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

## LOCAL AUTHORITY

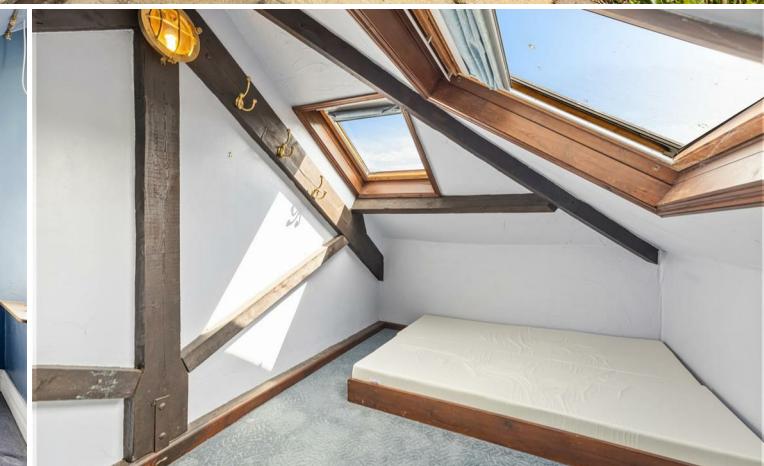
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## VIEWING

Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

From Stags Dartmouth office in Duke Street proceed towards Victoria Road and continue up the hill, following the bend around to the right. A short while further up Victoria Road, take the first right hand turning into Fairview Road where the property will be found 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.

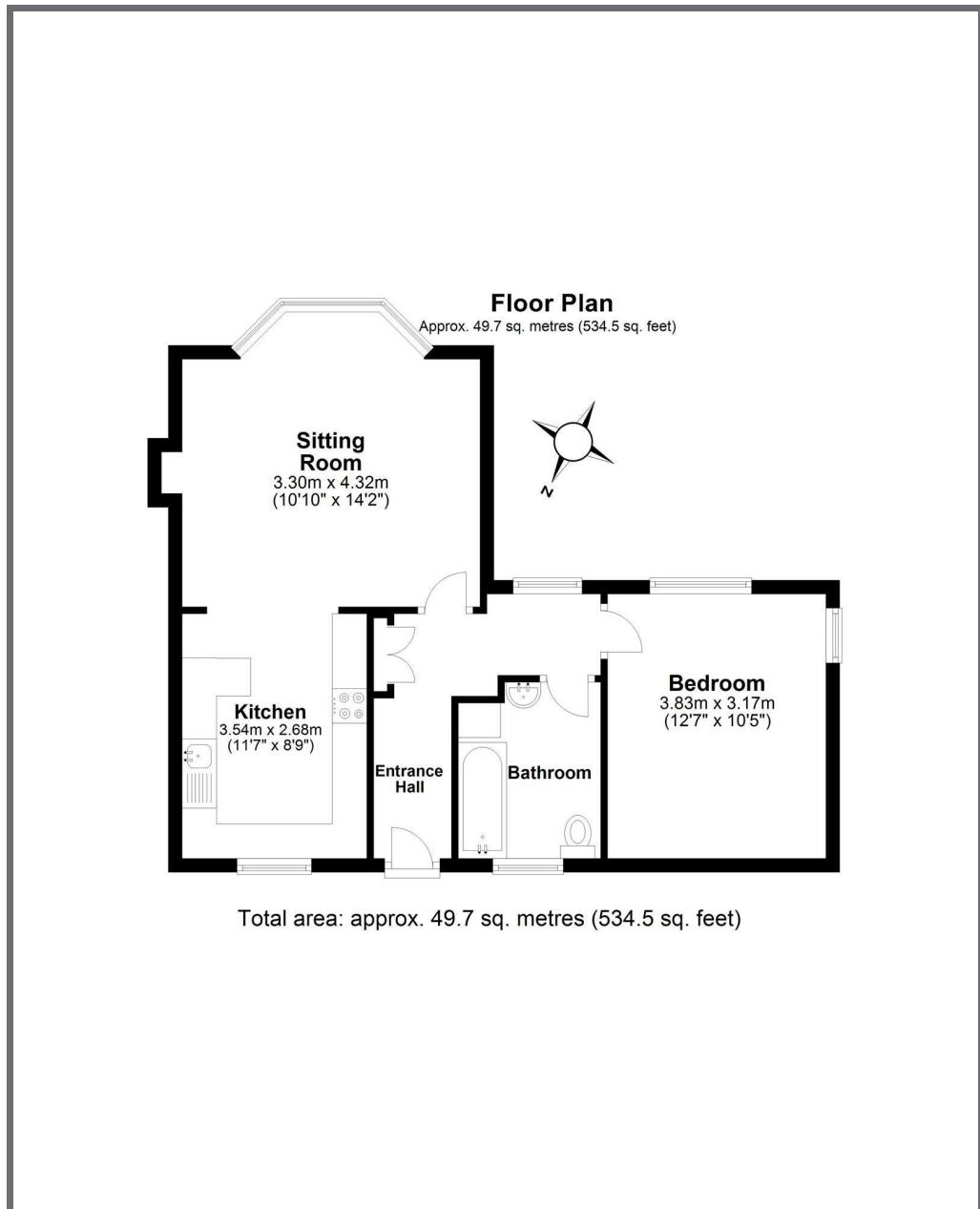


Energy Efficiency Rating	
Very energy efficient - lower running costs (82 plus) A	Current
(81-91) B	Potential
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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