



4 Dart View



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Higher Street, Dittisham, Devon, TQ6 0HU

Dartmouth 6 miles Totnes 8 miles Exeter 40 miles

A beautifully presented first floor apartment enjoying wonderful, far-reaching views over the River Dart and surrounding countryside.

- No Onward Chain
- Highly Sought-After Village
- First Floor Apartment
- Leasehold
- Stunning River Views
- Beautifully Presented
- Patio
- EPC E / Council Tax A

Guide Price £189,500

SITUATION

Nestled on the western banks of the River Dart, among rolling green hills and wooded valleys, Dittisham is one of the South Hams most attractive and unspoilt villages. This highly desirable village has a thriving community with a church, post office/general store, two pubs, a waterside café and a popular sailing club. At the heart of the village is 'The Ham' a wonderful, waterside recreational park. Situated on the opposite side of the River Dart and linked by the Greenway Ferry is the National Trust owned estate of Greenway, once home of the crime writer Agatha Christie.

The historic naval port of Dartmouth, located a few miles away, should provide all your retail and recreational needs, with the town full of galleries, restaurants and shops. To the north is the medieval market town of Totnes with its main-line railway station and further amenities whilst the A38 Devon expressway is approximately 13 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond.



DESCRIPTION

Dart View is a small collection of six apartments situated on Higher Street in the sought after village of Dittisham and only a short distance from the River Dart. 4 Dart View is a first-floor apartment and is approached via its own external staircase leading to the front door which, in turn, opens to the entrance hallway. The apartment has recently benefitted from redecoration throughout, as well as new carpets to the sitting/dining room, hallway and bedroom. The sitting/dining room enjoys a wonderful outlook across the River Dart and surrounding countryside from a large window, making this a bright and airy space. The room offers space for both sitting and dining furniture as well as a built in storage cupboard and useful shelving. The kitchen boasts the same views as the sitting/dining room from dual aspect windows and features a range of floor and wall mounted units above and below laminate flooring and tiled surrounds. The kitchen has space for an electric oven, fridge, freezer and also has a useful folding breakfast table mounted to the wall. Accessed from the entrance hallway are two large storage cupboards, one of which houses the LPG fired boiler and has space and plumbing for a washing machine. The bedroom is of a good size and will easily accommodate at least a double bed as well as a range of storage furniture and overlooks the front gardens. Next to the bedroom is the partially tiled bathroom which has a bath with shower over, WC, wash hand basin and heated towel rail.

OUTSIDE

Steps lead down from Higher Street passing well kept communal grounds to the front of the apartments. 4 Dart View has its own area of low maintenance patio which has plenty of space for potted plants, a table and chairs and BBQ, making this an ideal space for alfresco dining and entertaining. Beneath the steps leading to the front door is a useful storage cupboard which is used by 4 Dart View only.

TENURE

Leasehold. 89 years remaining.

Ground Rent is £10.

Service charge is £20.91 per month, totalling £250.92 per annum.

SERVICES

Mains electricity, water and drainage. LPG 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

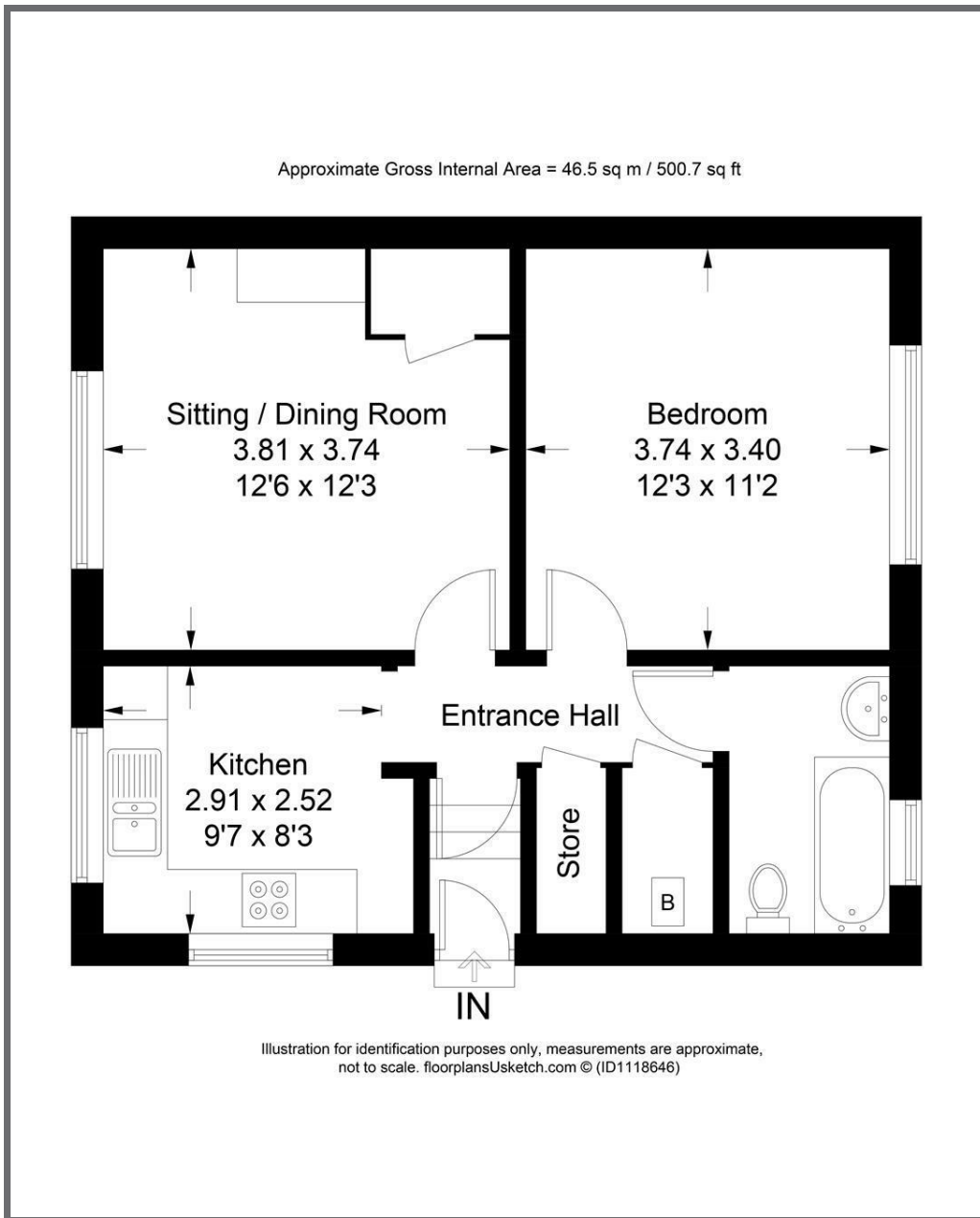
Proceed out of Dartmouth towards Totnes. After approximately 4 miles, turn right at the Sportsmans Arms, Hemborough Post signposted to Dittisham. On entering the village follow the road around to the left which becomes Higher Street. The property will be found a short distance on the right hand side.

AGENTS NOTE

This property is subject to a Devon covenant - any purchaser must have lived or worked in Devon for the last 3 years.



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 | | | |
| (122 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | 39 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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