



16a, Clarence Street



**STAGS**



# 16a, 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 with a wonderful private patio.

- No Onward Chain
- One Double Bedroom
- Grade II Listed
- EPC E / Council Tax A
- Private Patio
- Short Level Walk to River
- Leasehold with Share of Freehold

Guide Price £210,000

## 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

16A Clarence Street is a well-presented Grade II Listed apartment situated on one of Dartmouth's favoured roads. The property is conveniently situated only a short walk from the town centre and banks of the River Dart. Being so close to the town centre makes this a wonderful main home for those working nearby. Alternatively, this ground floor facing apartment would make an ideal second home due to it's perfect location for exploring the surrounding coast and countryside and being able to easily lock up and leave. This apartment offers, an open plan kitchen and living space, large double bedroom and well equipped bathroom. Outside the apartment benefits from a private patio.





## ACCOMMODATION

A door with an attractive brass knocker leads directly from the shared entrance hall into the property. Through an oak door on the right is the open plan sitting room and kitchen with wood effect laminate flooring. The painted white stone walls, panelling, oak beams and charming built in wooden shelving give this rooms character, whilst an electric fireplace provides a warming focal point. The kitchen features a range of floor and wall mounted units above and below tiled surrounds. There is space for an oven, fridge, and washing machine as well as integrated electric hob and sink, whilst the wooden worktop provides plenty of space to prepare food. Glass doors next to the kitchen lead out into the patio and provides the room with lot's of natural light.

An oak door leads into the carpeted double bedroom with a large sash window that floods the room with sunlight and a large built in wardrobe means there is plenty of space for storage. Completing the accommodation is a bathroom located in the entrance hall with electric shower, wash basin, WC and heated towel rail.

## OUTSIDE

Leading directly from the kitchen/sitting room is a private patio that is paved and enclosed with attractive stone walls. There is plenty of space for garden furniture and a BBQ and its proximity to the kitchen make it wonderful space for alfresco dining and entertaining.

## TENURE

Leasehold, with share of freehold. Lease term is 999 years from 2nd May 1989.

There is a joint management fund, which each flat contributes £50 a month to, totalling £600 per year. This pays for the building insurance and maintenance of the the building.

## SERVICES

Mains 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](mailto:customer.services@southhams.gov.uk).

## VIEWING

Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

From Stags Dartmouth office turn right on Duke Street towards the Royal Avenue Gardens and then left on to Mayors Avenue. Follow the one way system towards the North Embankment and the road will bend to the left. Just before The Ship in Dock turn left onto Clarence Street. 16a Clarence street will be found a short distance 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.

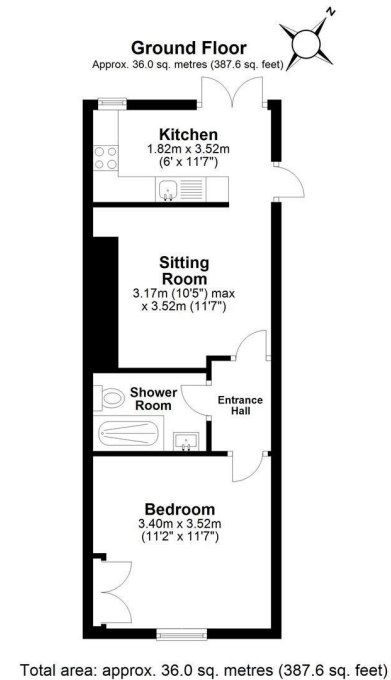


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	72
England & Wales		
EU Directive 2002/91/EC		

9 Duke Street, Dartmouth,  
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



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