



Hillside Court
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Flats 7 & 8
up steps



Flat 6, Hillside Court

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114 Victoria Road, Dartmouth, Devon, TQ6 9EG

A beautifully presented, ground floor apartment with parking space situated only a short walk from the town centre.

- No Onward Chain
- 3 Bedrooms (1 ensuite)
- Ground Floor Apartment
- Allocated Parking Space
- Recently Renovated
- Private Entrance
- Leasehold
- Council Tax B / EPC F

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

Hillside Court is situated in a quiet residential area yet is conveniently situated for easy access to the town centre and River Dart. The town centre is less than a 10 minute walk away so the property is well positioned for enjoying all of the amenities on offer and the beautiful River Dart. Being close to the town centre makes this a wonderful main home for 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. Flat 6, Hillside Court, which has been recently renovated throughout, offers a bright and airy open plan kitchen/sitting room, three bedrooms, large bathroom and Ensuite. Two of the bedrooms easily accommodate a double bed. Outside there is an allocated off-road parking space.



ACCOMMODATION

Flat 6, Hillside Court has its own private entrance at the side of the building. The front door opens into a spacious entrance hallway, which is an ideal place to store shoes and coats. Leading from the hallway to the left is the spacious kitchen that is loosely divided from the sitting room, with plenty of space for dining furniture. The kitchen has a large window flooding the room with sunlight. Recently renovated, it is beautifully designed with smart white walls and units. There is an integrated electric oven, hob, microwave fridge and wine fridge and space for a washing machine and tumble drier. The sitting room benefits from a large bay window with pleasant views across the valley. The apartment offers three newly decorated bedrooms, two of which will fit at least a double bed. Bedroom one also served by a well equipped Ensuite with a shower, WC, wash basin and heated towel rail. Completing the accommodation is a tiled bathroom with bath with shower over, WC, wash basin and heated towel rail.

OUTSIDE

Located on the private road leading up to the property is an allocated parking space.

TENURE

Leasehold.

The Service charge is £3504 per Annum and includes - Buildings insurance, water charges, utility charges for communal areas, grounds maintenance and general maintenance.

SERVICES

Mains electricity, water and drainage. Electric radiators throughout.

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.

VIEWING

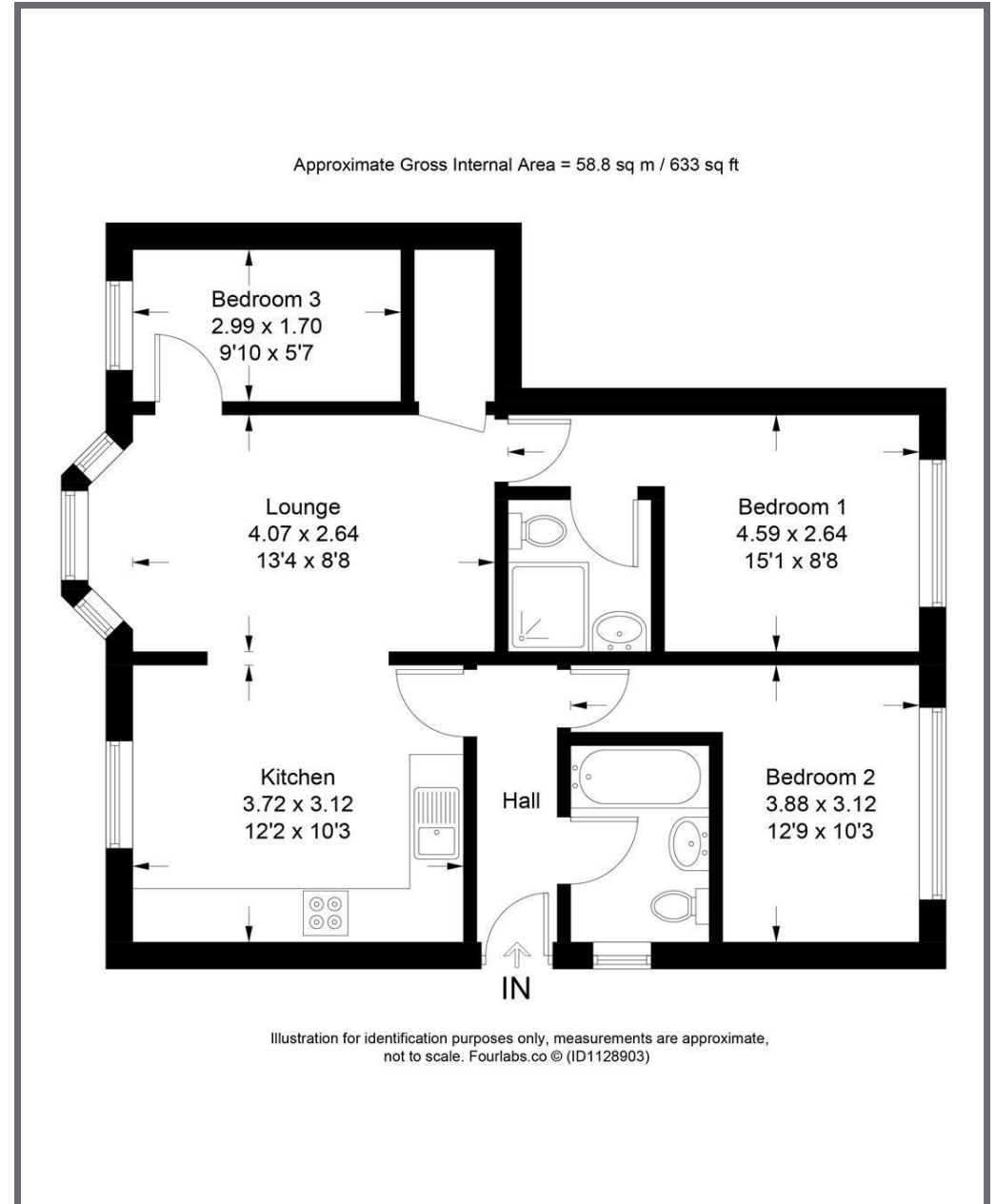
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and take the next right after Lower Fairview Road. Proceed up the steps when you feel the front door of the property to the right hand side of the building.



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 | | |
| (81-121) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 23 | 53 |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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