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16b Clarence Street

16b, Clarence Street, Dartmouth, Devon TQ6 9NW



Totnes 12 miles Plymouth 29 miles Exeter  
40 miles

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## An ideal lock up and leave ground floor apartment with private patio.

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- 1 double bedroom
- Short level walk to river
- Grade II listed
- Private enclosed patio
- Ideal lock up and leave
- Successful holiday let
- Leasehold
- EPC E / Council Tax A

Guide Price £169,500



### SITUATION

Dartmouth is situated at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns with its charming historic streets, scenic river location and surrounding rolling countryside. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre, three supermarkets and is home to the Britannia Royal Naval College. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is 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

Clarence Street was once one of Dartmouth's busiest roads situated in the heart of the town and only a stones throw from the River Dart but is now a quiet, picturesque street lined with charming townhouses and historical interest. 16b Clarence Street is a beautifully presented ground floor apartment currently a successful holiday let and is ideally located for exploring all that Dartmouth has to offer. The apartment offers a light sitting room with French doors opening to the private patio. The kitchen is compact yet well equipped with a range of floor and wall mounted units as well as an electric oven and hob whilst there is space for a fridge/freezer and washing machine. Next to the kitchen is a smartly tiled shower room whilst there is a separate cloakroom with WC and wash hand basin. The spacious bedroom overlooks the front of the property and will easily accommodate at least a double bed as well as storage furniture.

### OUTSIDE

French doors open from the sitting room to a private paved patio. The patio is enclosed with

attractive stone walls to two sides and has plenty of space for garden furniture making this a perfect spot 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. Electric radiators throughout.

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

### LOCAL AUTHORITY

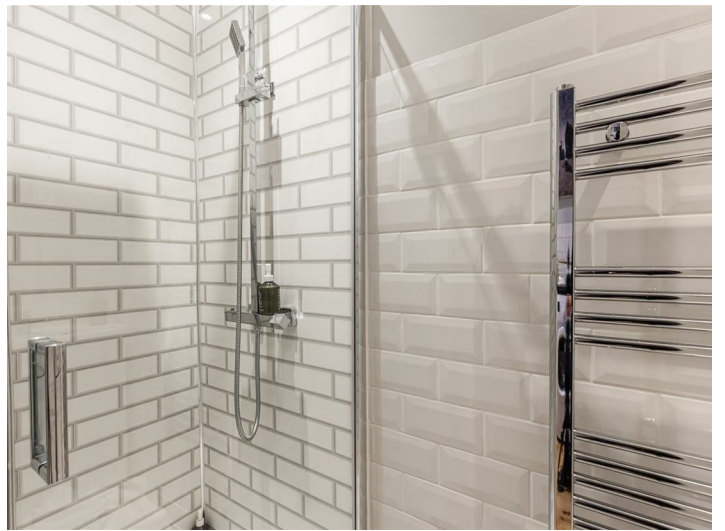
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

### VIEWING

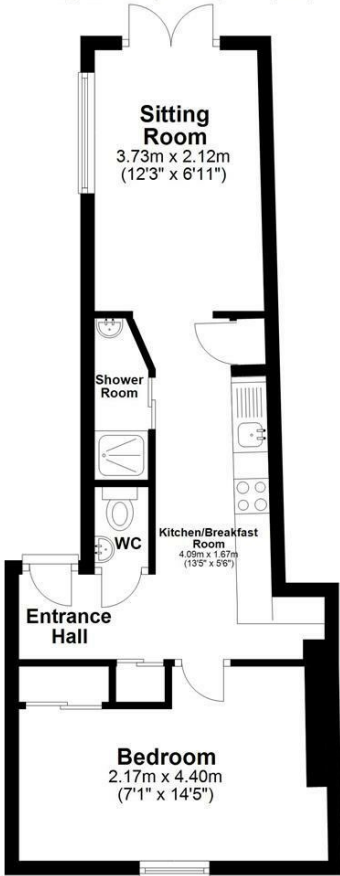
Strictly by prior appointment with Stags on 01803 835336.

### 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. 16 Clarence street will be found a short distance on the right hand side.

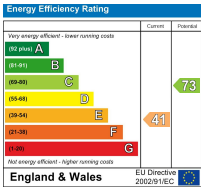


**Ground Floor**  
Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 35.9 sq. metres (386.3 sq. feet)

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.



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