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Flat 7 Hillside Court



Totnes 13 miles Plymouth 30 miles Exeter  
41 miles

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A beautifully presented duplex  
apartment enjoying far reaching  
views over Dartmouth with  
parking.

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- No onward chain
- 1 Bedroom
- Wonderful far-reaching views
- Allocated parking
- Short walk to town & river
- Ideal lock up and leave
- Leasehold
- EPC G / Council Tax B

Guide Price £170,000



### 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

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 7, Hillside Court is a beautifully presented duplex apartment with own private entrance on the first floor. The apartment offers south facing accommodation arranged over two floors with views across the town toward the River Dart and the surrounding countryside.

### ACCOMMODATION

A stable door opens to the bright open plan living space which offers wonderful far reaching views of the surrounding countryside and across the town toward the River Dart. There is plenty of space for sitting and dining furniture

as well as a well equipped kitchen. The kitchen offers a range of floor and wall mounted units above and below tiled surrounds in addition to an integrated electric oven, hob and fridge whilst there is space and plumbing for a washing machine. Stairs rise to the first floor landing which has an airing cupboard housing the hot water cylinder and a window offering superb views of the River Dart. The bedroom will accommodate a double bed and has storage space for clothes. Next to the bedroom is the smartly finished bathroom which comprises of a bath, WC, wash hand basin and heated towel rail.

### OUTSIDE

Located on the shared driveway is a designated parking space for the apartment.

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

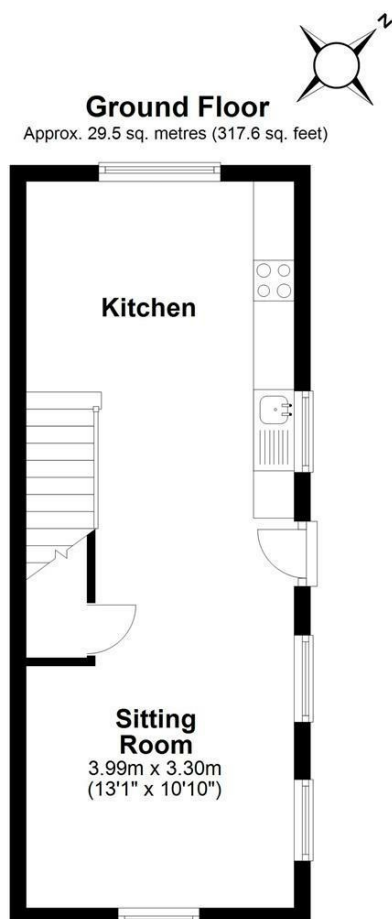
### VIEWING

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 driveway and then take the steps to the right of the building.





Total area: approx. 47.1 sq. metres (506.6 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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <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		
England & Wales EU Directive 2002/91/EC		

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