



Flat 1 18 Fairfax Place



Totnes 13 miles Plymouth 30 miles Exeter
41 miles

A spacious 1st floor apartment
situated in the heart of
Dartmouth and only a short
distance from the River Dart.

- No onward chain
- 1st floor apartment
- Town centre location
- 2 double bedrooms
- Ideal lock up and leave
- Short distance to River Dart
- Leasehold
- EPC C / Council tax B



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

Fairfax Place is situated in the heart of Dartmouth and only a stones throw from the South Embankment and River Dart. The road is lined with a variety of historical buildings and provides the perfect location to explore all that Dartmouth has to offer. Within moments there are plenty of shops, cafes, restaurants and bars as well as miles of stunning coastal walks. The apartment would make an ideal investment or second home due to being able to lock up and leave. A door leads from Fairfax Place to the well kept communal hallway. Stairs rise to the first floor which serves two apartments. The front door leads to a welcoming entrance hall which has a large and most useful storage cupboard. The sitting room is situated to the front of the building and has two large sash windows overlooking Fairfax Place. The room benefits from high ceilings with picture rails, a feature electric fire and is beautifully presented. Next to the sitting room is the kitchen which has a range of floor and wall mounted units above and below a tiled floor and surrounds. The kitchen offers an integrated electric oven and

hob whilst there is space for a fridge/freezer and dishwasher.

The apartment offers two double bedrooms both with plenty of space for storage furniture and are served by a smartly finished bathroom complete with bath with Mira Sport shower over, WC wash hand basin and heated towel rail. Accessed from the hallway is a utility cupboard with space and plumbing for a washing machine whilst to the rear of the apartment is space for additional appliances and the gas fired boiler.

TENURE

Leasehold - 999 years, 990 years remaining.

SERVICES

Mains gas, electricity, water and drainage. Gas central heating. 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

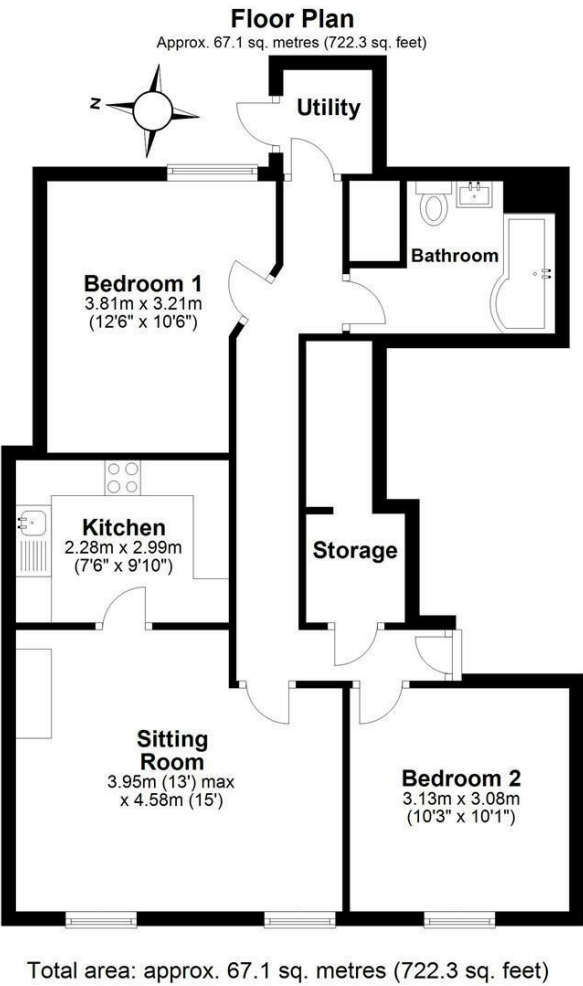
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

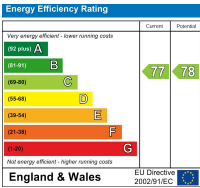
From Stags Dartmouth office in Duke Street turn right and proceed towards the Royal Avenue Gardens. Then turn right and pass the Boat Float on your left and bear right onto Fairfax Place where you will find the property a short distance on the left hand side.

Guide Price £230,000





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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