



5 Britannia Court,



STAGS

5 Britannia Court,

Higher Contour Road, Kingswear, Devon, TQ6 0DS

Torquay 10 miles Totnes 11 miles Exeter 39 miles

A versatile townhouse occupying an elevated position offering stunning views of the River Dart and BRNC with parking and a garage.

- No onward chain
- 4 Bedrooms (2 ensuite)
- Versatile accommodation
- Freehold
- Parking & garage
- Stunning river views
- Balcony and garden
- EPC E / Council Tax E

Guide Price £775,000

SITUATION

Kingswear sits on the sunny east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 12 miles away and provides speedy access to Exeter and the country beyond whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.



DESCRIPTION

Situated in an elevated position within Kingswear, this delightful property really makes the most of its location and magnificent views across the River Dart towards Dartmouth, the Royal Naval College and surrounding countryside. The property is well-proportioned and finished with many features that are in high demand from current prospective buyers, including outside space, parking and amazing views. Set over four floors the property has a beautiful living room, kitchen dining room, en-suite master bedroom on the first floor, a large en-suite bedroom with and access out to the balcony, an additional three bedrooms and a study. The property benefits from a single garage and parking to the front along with the far-reaching views from all principle rooms.

ACCOMMODATION

All the principle rooms enjoy superb views over the rural countryside and down the Creek towards the River Dart. The entrance hall leads to the sitting room which is L-shaped, beautifully light with fabulous views. The floor above contains the guest double bedroom which is en- suite and has generous storage. The kitchen is on the floor below, well-fitted and has ample space for dining. There is also a shower room, two bedrooms and study on this level. Going down to the master bedroom suite, a fabulous room, with en-suite bathroom, walk in dressing room with access to the large balcony, a perfect spot for a morning coffee. The balcony has a staircase down to the ground floor terrace and garden.

OUTSIDE

To the front of the property there is a parking space in front of the garage, highly desirable in this location. The balcony, terraces and garden really make the most of its sunny position and stunning views overlooking the creek, River Dart, Dartmouth and the surrounding countryside. Designed with low maintenance in mind, yet providing the perfect spaces for alfresco dining and entertaining.

TENURE

Freehold.

SERVICES

Mains electricity, water & drainage. Electric heating throughout.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From The Square (lower/pedestrian ferry) proceed up Fore Street and pass the Village general store turning right into Wood Lane. At the top turn left along Higher Contour Lane where the property will be seen approximately half way along on the left 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.

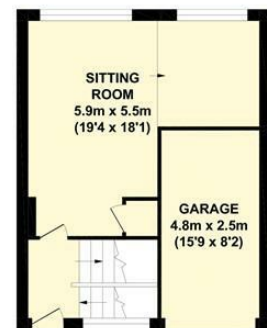


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			46
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

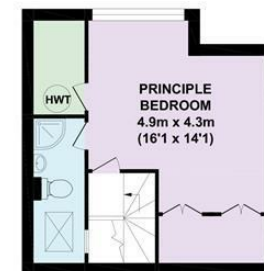
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Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



GROUND FLOOR
APPROX. FLOOR
AREA 44.7 SQ.M.
(482 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 33.8 SQ.M.
(364 SQ.FT.)



GROUND FLOOR 2
APPROX. FLOOR
AREA 44.7 SQ.M.
(482 SQ.FT.)



GROUND FLOOR 1
APPROX. FLOOR
AREA 44.7 SQ.M.
(482 SQ.FT.)

5 Britannia Court, Higher contour Road, Kingswear, TQ6 0DS
Approximate internal area 168.14 Sq.M. - (1810 Sq.Ft.)
For identification only - Not to scale.



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