



Flat 2 Dartview



STAGS

Flat 2 Dartview

38 Newcomen Road, Dartmouth, Devon, TQ6 9BP

Totnes 14 miles Exeter 34 miles Plymouth 23 miles

A beautifully presented 2 bedroom ground floor apartment enjoying wonderful views of the River Dart and out to sea.

- Beautiful river & sea views
- 2 bedrooms
- Ground floor apartment
- Successful holiday let
- Short walk to town centre
- Period features
- Leasehold
- EPC D / Council Tax N/A

Guide Price £315,000

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

Dartview is situated only a stone's throw from the River Dart and is conveniently located for easy access to the town centre or on the doorstep of miles of glorious coastal walks. The apartment forms part of a highly sought-after building comprising of just six apartments overlooking the stunning River Dart. Being only a short distance from the River Dart and town centre makes this a wonderful home or an ideal second home, which one can lock up and leave. The location is perfect for exploring the surrounding coast and countryside and is currently utilised as a successful holiday let.

ACCOMMODATION

The main entrance leads to a mosaic tiled hallway which serves two apartments on the ground floor. The front door of the apartment opens to the bright and airy open plan living space which has a wonderful tall ceiling with cornicing, ceiling rose and a large bay window with shutters to the front offering wonderful views of the River Dart and out to sea. There is space for sitting and dining furniture as well as a fitted kitchen with floor and wall mounted units above and below tiled surrounds. The kitchen offers an integrated electric oven and hob whilst there is space for a fridge. Next to the living space is a hallway which gives access to a loft area as well as a useful utility space next to the bathroom which has space and plumbing for washing and drying machines. The apartment offers two good sized bedrooms both with built in wardrobes and tall ceilings. The bedrooms are served by a bathroom which features a bath with shower over, WC, wash hand basin, heated towel rail and a cupboard housing the gas fired Worcester-Bosch combi boiler.

TENURE

Leasehold - 999 years from 2007.

SERVICES

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

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. Turn right onto Newcomen Road and continue along until you find Dartview on the right hand side opposite the top of Bayards Hill.



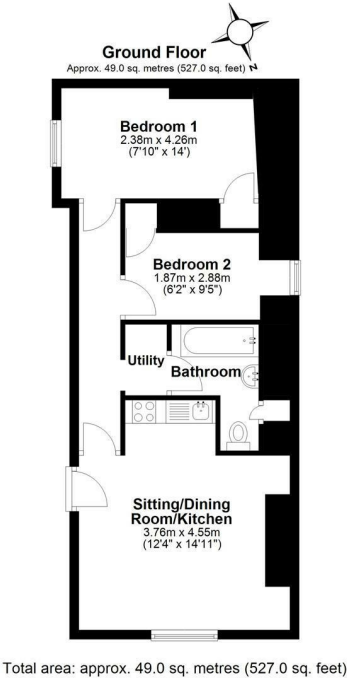
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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