



4 Westwater Court



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Victoria Road, Dartmouth, Devon, TQ6 9DF

Totnes 13 miles Kingsbridge 14 miles Exeter 40 miles

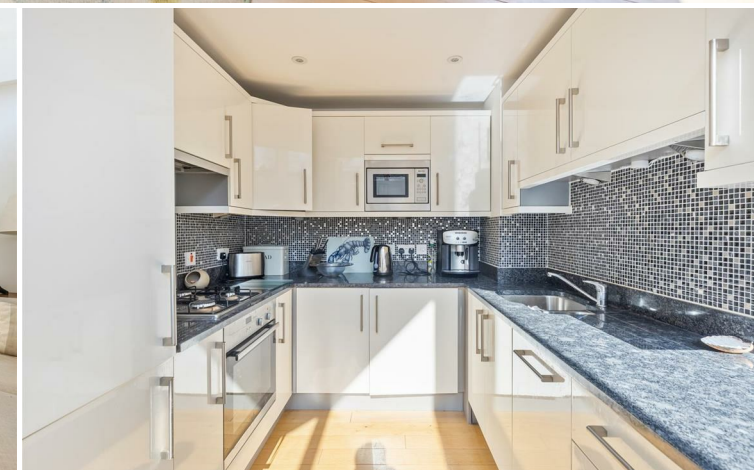
A beautifully presented duplex apartment situated in the heart of the town with two bedrooms, lift access and parking.

- No onward Chain
- Purpose built development
- 1st floor duplex apartment
- 2 bedrooms (1 ensuite)
- Parking
- Lift access
- Leasehold
- EPC C / Council tax E

Guide Price £385,000

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

Westwater Court is an exclusive development of purpose built apartments situated within the centre of town of Dartmouth. Being only a short, level walk from the River Dart and town centre location makes this a wonderful home for those working nearby or an ideal second home due to being able to lock up and leave and exploring the surrounding coast and countryside. The apartments benefit from a well kept communal hall with stairs or lift access to the apartments as well as a secure entry phone system. Flat 4 is a unique duplex apartment offering a spacious, open plan living space with vaulted ceiling, Juliette balcony and well equipped kitchen. There are two double bedrooms, one with ensuite facilities and an additional, luxurious bathroom as well as plenty of internal storage and a secure storage cupboard in the parking area.

ACCOMMODATION

The front door opens to a spacious entrance hallway and a turned staircase which rises to the beautiful open plan living space. With a vaulted ceiling to either end of the space and Juliette balcony in the middle, the room is softly divided between the sitting and dining areas whilst remaining an open and sociable space. Oak flooring flows throughout the space and leads to the kitchen which has a range of floor and wall mounted units above and below tiled surrounds and granite worktops. The kitchen is well equipped featuring a range of integrated appliances including an electric oven, gas hob, microwave, fridge/freezer, dishwasher and washing machine.

On the ground floor are the two bedrooms, both will comfortably accommodate a double bed as well as storage furniture. The principle bedroom benefits from a luxury en-suite fitted with a contemporary suite comprising bath with shower over, WC, wash hand basin and heated towel rail. Bedroom two is of a good size and will easily accommodate at least a double bed. Completing the accommodation is a fully tiled shower room with enclosed shower, WC, wash hand basin, heated towel rail and cupboard housing the Vaillant combi boiler.

OUTSIDE

Accessed via Lake Street, to the rear of the building is a designated parking space and a most useful, secure store cupboard with light.

TENURE

Leasehold - 999 years from 2011. Please note that holiday letting is not permitted, however the property can be let on an Assured Shorthold Tenancy.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. Ultrafast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

LOCAL AUTHORITY

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VIEWING

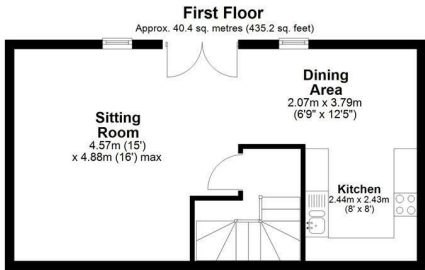
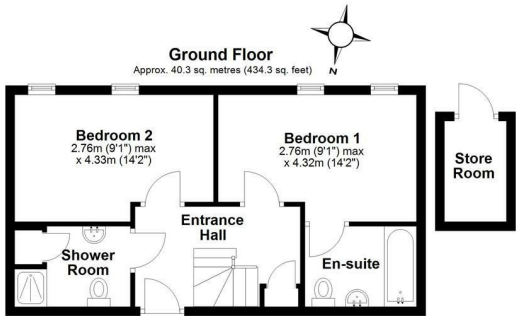
Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office proceed (on foot) towards Victoria Road. Continue approximately 300 yards where the property will be found 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.



Total area: approx. 80.8 sq. metres (869.5 sq. feet)



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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