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Flat 1 Hillside Court





Totnes 13 miles Plymouth 30 miles Exeter  
41 miles

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A 2 bedroom duplex apartment in  
need of general refurbishment  
enjoying far reaching views over  
Dartmouth with parking.

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- No onward chain
- Duplex apartment
- 2 bedrooms
- Parking
- South facing
- Far-reaching views
- Leasehold
- EPC E / Council tax B

Guide Price £155,000



#### 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 1, Hillside Court is a duplex apartment with own private entrance on the first floor. The apartment is in need of general refurbishment but offers south facing accommodation arranged over two floors with views across the town toward the river Dart and the surrounding countryside.

#### ACCOMMODATION

The front door leads to the hallway and the sitting/dining room which is bright and spacious with high ceiling and two large tilt and turn windows offering wonderful far-reaching views

across the town and surrounding countryside. Next to the sitting/dining room is the kitchen which has a range of floor and wall mounted units above and below tiled surrounds as well as space for an electric oven, fridge/freezer and washing machine. Bedroom two is situated to the rear of the building and will accommodate a double bed and storage furniture. Completing the accommodation on this level is the bathroom which has a bath with electric Mira shower over, WC, bidet and wash hand basin. Stairs rise to the main bedroom which enjoys the best views available from the property and looks down the valley to the river Dart. The bedroom also benefits from a separate 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.

#### 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

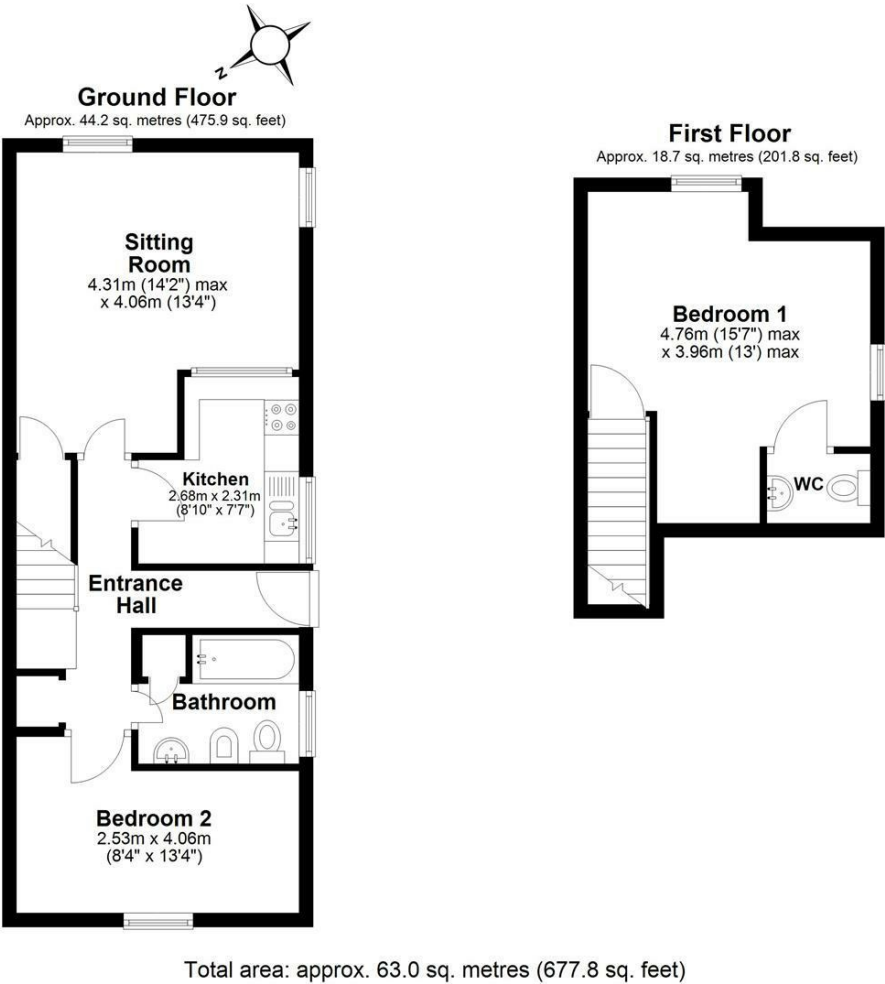
Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

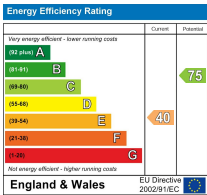
From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and take the next right after Lower Fairview Road. Proceed up the driveway and then take the steps to the left of the building.







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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