



Simples



**STAGS**



# Simples

11A Smith Street, Dartmouth, Devon, TQ6 9QR

Totnes 13 miles Kingsbridge 14 miles Exeter 40 miles

A spacious two bedroom apartment situated in the heart of Dartmouth with private, south facing courtyard garden.

- No Onward Chain
- Town Centre Location
- 2 Double Bedrooms
- Freehold
- South Facing Garden
- Far-Reaching Views
- Successful Holiday Let
- EPC D / Council Tax N/A

Guide Price £399,995

## SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst 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

11A Smith Street is a delightful two bedroom apartment situated in the heart of Dartmouth amongst historical former Merchants houses. The town centre location and short distance from the river Dart makes this a wonderful main or second home. Currently, the property is utilised as a outstanding successful holiday let and is ideal for exploring the surrounding coast and countryside. The apartment offers bright and spacious accommodation throughout including a generous open plan living space with stable door opening to a private, south facing courtyard garden which is perfect for alfresco dining and entertaining. Completing the accommodation are two double bedrooms and a smartly finished shower room.





## ACCOMMODATION

The front door leads directly from Smith Street to the entrance hall and staircase which rises to the landing and the spacious open plan living space. The room is bright and spacious with plenty of room for sitting and dining furniture. The kitchen features a range of floor and wall mounted units and features an integrated electric oven, gas hob and fridge. A charming stable door opens from the kitchen to the sunny courtyard garden.

Situated to the front of the apartment are two double bedrooms both with sash windows overlooking Smith Street. The bedrooms are served by a smartly finished shower room with WC, wash hand basin, heated towel rail and cupboard housing the gas fired boiler as well as providing space and plumbing for a washing machine.

## OUTSIDE

A stable door leads from the kitchen to a delightful and very rare for the centre of Dartmouth south facing courtyard garden. The garden is perfect alfresco dining and entertaining whilst a large veranda provides an ideal spot to enjoy the garden in all weather. This low maintenance area has plenty of space for garden furniture and pots in addition to raised beds with well established planting.

## TENURE

Freehold.

## SERVICES

Mains gas, electric, 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

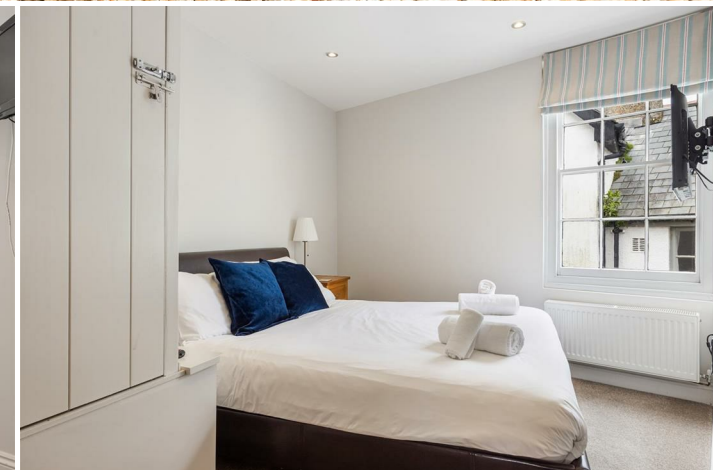
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## VIEWING

Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

From Stags Dartmouth office proceed (on foot) towards Victoria Road and take the next left in to Anzac Street. Continue uphill, passing St Saviours Church on your left and follow the road around to the left and then right before turning right onto Smith Street where you will find the property a short distance 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.

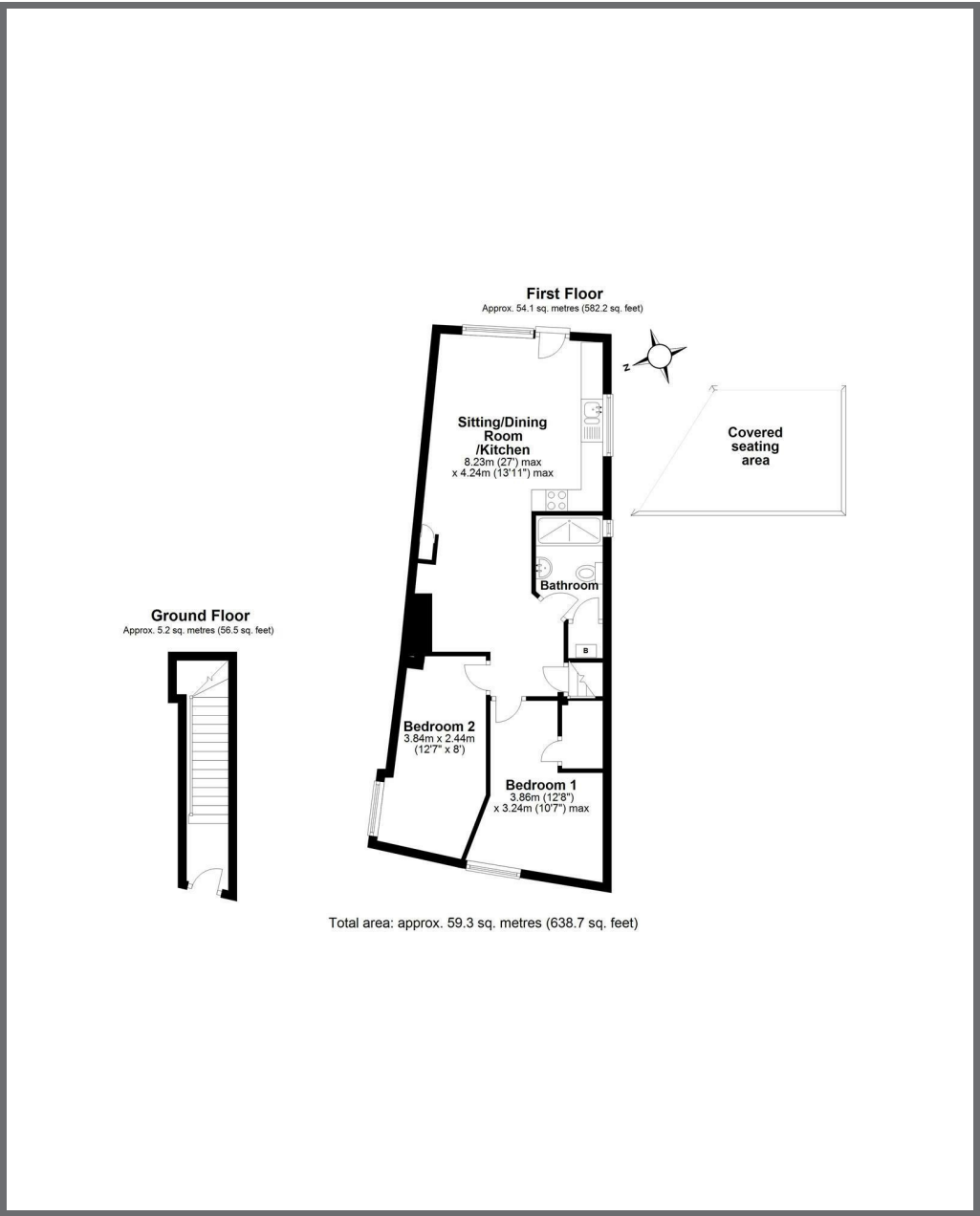


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

9 Duke Street, Dartmouth,  
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



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