2 Clarence House

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Clarence Street, Dartmouth, Devon, TQ6 9NP

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A beautifully presented duplex apartment offering 3 bedrooms, private terrace, parking and views of the river Dart.

- No onward chain
- Beautifully presented
- Private terrace
- Leasehold with share of Freehold
- 3 bedrooms
- Parking
- River Dart glimpses
- EPC C / Council tax A

Guide Price £450,000

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

Clarence Street was once one of Dartmouth's busiest roads situated in the heart of the town and only a stones throw from the river Dart but is now a quiet, picturesque street lined with charming townhouses and historical interest. Clarence House has recently benefit from both exterior and interior refurbishment to the building to create a wonderful contemporary block of just four apartments only moments from the North Embankment and is conveniently located for easy access to the town centre or on the doorstep of miles of glorious coastal walks. 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. 2 Clarence House is a beautifully presented duplex apartment offering a sitting room, wonderful kitchen/dining room, three bedrooms and a smartly finished shower room. Outside there is a designated parking space and a private decked terrace,

ACCOMMODATION

The front door leads to the ground floor of the apartment and sitting room which overlooks the front of the building and offers glimpses of the river Dart. A feature, wall mounted electric fire provides a warming focal point in the cooler months. Next to the sitting room is the beautifully presented kitchen/dining room which offers a range of floor and wall mounted units including a pull out pantry cupboard and a peninsula offering additional worksurfaces, storage and a breakfast bar in addition to space for a dining table. The well equipped kitchen features an integrated double electric oven, microwave oven, gas hob, dishwasher, fridge and freezer. Outside is a most useful utility cupboard offering additional storage as well as space and plumbing for a washing machine.

A central staircase rises to the first floor landing where is a space for a desk or storage furniture. Accessed from the landing is bedroom one which overlooks the front of the building and enjoys views of the river Dart, The bedroom will accommodate a super king bed and benefits from built in storage. Bedroom two overlooks the rear building and is also a spacious room with built in storage. Bedroom three enjoys the same views as Bedroom one and could also be utilised as a dressing room or study. The bedrooms are served by a smartly finished shower room with large walk in shower with rainfall shower head, WC, wash hand basin and benefits from cosy underfloor heating and heated towel rail.

OUTSIDE

To the front of the building is a designated parking space for the apartment. The private terrace to the rear can be accessed from a side gate or French doors which lead from the kitchen/dining making this a perfect spot for alfresco dining and entertaining friends and family. The beautifully presented and low maintenance terrace has composite decking and a range of useful built in storage cupboards.

TENURE

Leasehold with 25% share of Freehold. Lease term is 999 years from 2024.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. Electric underfloor heating to the shower room.

Superfast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

LOCAL AUTHORITY

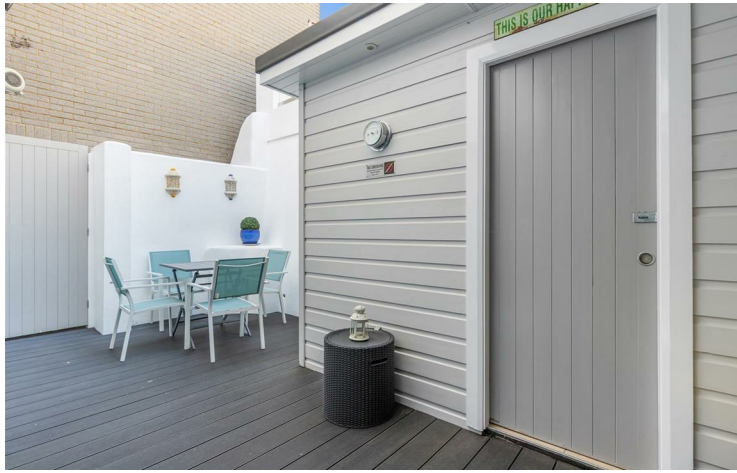
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office turn right on Duke Street towards the Royal Avenue Gardens and then left on to Mayors Avenue. Follow the one way system towards the North Embankment and the road will bend to the left. Just before The Ship in Dock turn left onto Clarence Street. Clarence House will be found a short distance on the right hand side.



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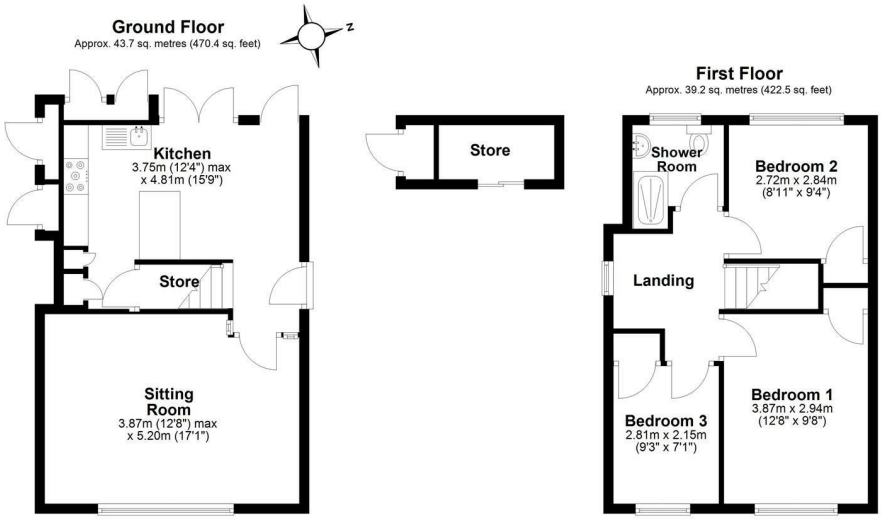
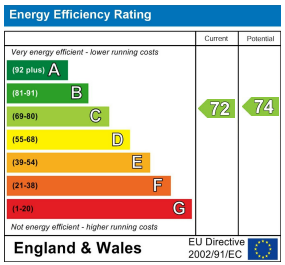


Total area: approx. 83.0 sq. metres (892.9 sq. feet)



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