



Lower Deck





# Lower Deck

Warfleet, Dartmouth, Devon, TQ6 9BZ

Totnes 13 miles Plymouth 30 miles Exeter 41 miles

A beautifully presented 2 bedroom riverside apartment boasting stunning views of the river Dart.

- No onward chain
- Highly sought-after location
- Successful holiday let
- Freehold
- Stunning river views
- Short walk into town
- 2 bedrooms / 2 bathrooms
- EPC D / Council tax C

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

Lower Deck is an ideally situated, lock up and leave apartment enjoying stunning views of the river Dart and across to Kingswear. The apartment 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. 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. The accommodation includes a bright an airy sitting/dining room with French doors to a Juliette balcony, a smartly presented kitchen. There are two spacious bedrooms both benefitting from the stunning views and built wardrobes. Bedroom has access to a ensuite bathroom whilst there is an additional bathroom and separate utility room.

## ACCOMMODATION

A short set of steps lead from the higher pavement to the front door which opens to the open plan living space. French doors open to a Juliette balcony giving floor to ceiling access to the stunning views of the River Dart and across to Kingswear. The sitting/dining room is bright and airy and there is plenty of sitting and dining furniture to sit and admire the views, The kitchen is loosely separated from the sitting/dining room making this a sociable space and perfect for entertaining. The smartly presented kitchen features a range of floor and wall mounted units above and below granite worktops and upstands and includes an integrated electric oven, gas, dishwasher, fridge and freezer.

The apartment offers two double bedrooms both of which benefit from bay windows giving access to the wonderful riverside views. Both bedrooms have built in storage whilst bedroom one is served by a luxurious, tiled ensuite bathroom comprising a bath with shower over, WC, wash hand basin and heated towel rail. The apartment also benefits from an additional tiled bathroom featuring a bath with shower over, WC, wash hand basin and heated towel rail. Completing the accommodation is a most useful utility room with additional storage units and space and plumbing for a washing machine. Next to the front door is a cupboard housing the Glow Worm combi boiler.

## TENURE

Freehold with shared maintenance agreement,

## 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](mailto:customer.services@southhams.gov.uk).

## VIEWING

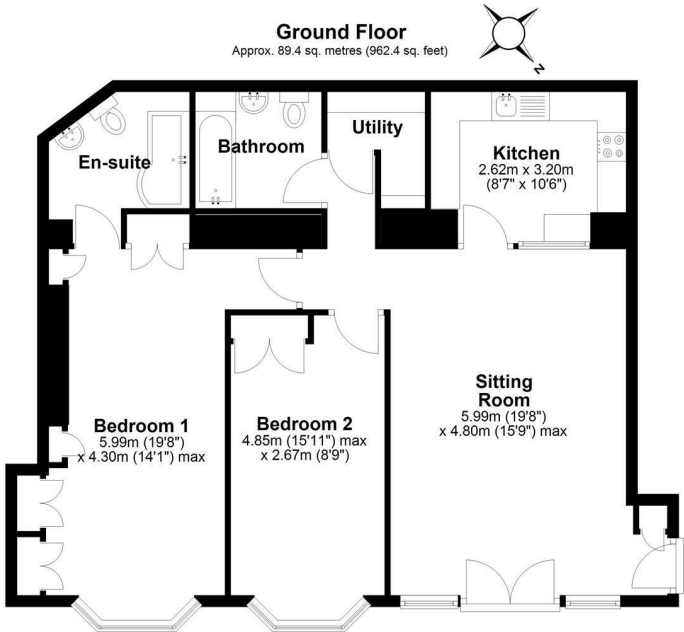
Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

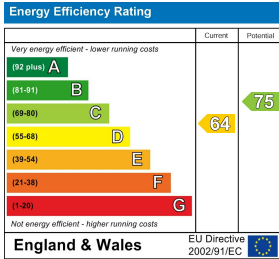
From Stags Dartmouth office in Duke Street turn right and proceed towards the Royal Avenue Gardens. Then turn right and pass the Boat Float on the left and bear right onto Fairfax Place. Turn right onto Newcomen Road and continue along to South Town which in turn will become Warfleet. Continue along the higher pavement where you find the property on the right 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. 89.4 sq. metres (962.4 sq. feet)



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