

# AMIDSHIPS DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



# AMIDSHIPS DARTMOUTH

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A stunning and beautifully presented home, occupying a popular position and offering lovely views across the River Dart and Coronation Park towards the town of Dartmouth. The property enjoys an enviable location with all day sun during the summer, just a short and level walk along the riverside to the very heart of the town, making it ideal for both full-time living and as a low-maintenance second home. Of particular note are the highly sought-after features of a private car port providing parking for two vehicles and a superb decked balcony from which to fully appreciate the beautiful views.

The property has previously been thoughtfully renovated with care taken to create a contemporary yet comfortable home that maximises both natural light and the pretty outlook. Known as Amidships, the accommodation has been carefully designed to take full advantage of its position close to the river, resulting in a home that feels both spacious and homely.

The ground floor is accessed via a welcoming entrance hall which provides access to two well-proportioned bedrooms, both of which benefit from stylish en suite shower rooms. These rooms offer flexible accommodation for family and guests alike. Also located on this level is a particularly useful utility room, discreetly positioned and ideal for practical day-to-day living or managing coastal pursuits.

The first floor forms the heart of the home and is a really lovely space. Here, the principal bedroom enjoys a beautifully appointed en suite shower room, creating a calm and private retreat. The main living space is arranged in an open-plan layout and features a well-fitted and equipped kitchen with integrated appliances, flowing seamlessly into a spacious dining and living area. Large tri-fold doors open directly onto the decked terrace, creating a wonderful sense of indoor-outdoor living and allowing the charming River Dart views to take centre stage. A sun room positioned off the living space provides useful additional storage.

Externally, the south-facing decked terrace is a standout feature, offering an ideal space for entertaining, dining or simply unwinding while enjoying views of the river across to Kingswear and the town beyond. Beneath the terrace is a car port providing parking for two vehicles, a valuable asset in this lovely location.

Overall, this is a well designed and presented home in one of Dartmouth's most desirable positions, offering an exceptional combination of location, views, parking and accommodation.

Note: One wall, originally attached to a neighbouring property is listed.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.



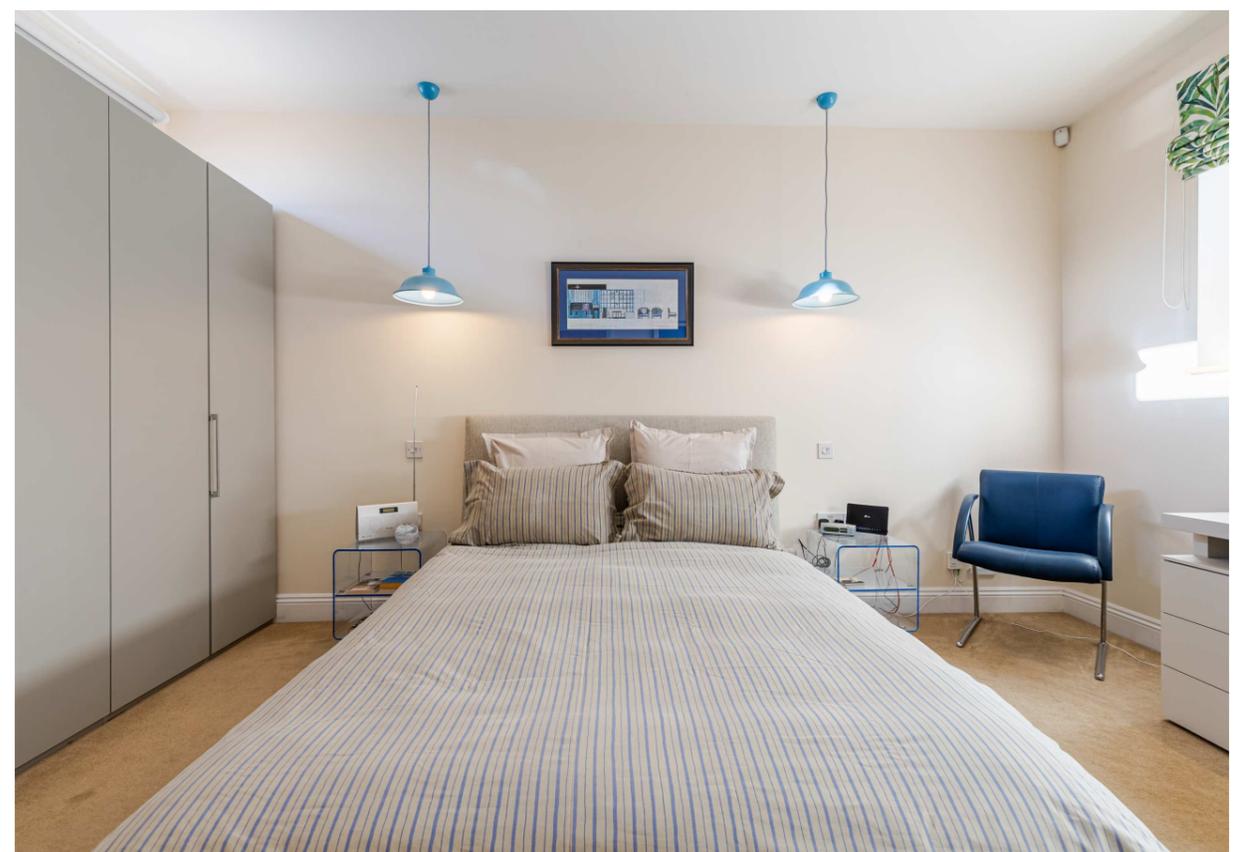


## KEY FEATURES

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- Popular riverside location with lovely views across the River Dart
- Short, level walk along the riverside to the heart of Dartmouth
- South-facing decked balcony/terrace ideal for entertaining and relaxation
- Private car port providing parking for two vehicles
- Beautifully presented throughout
- Three well-proportioned bedrooms, each with an en suite shower room
- Spacious open-plan kitchen, dining and living area with tri-fold doors





# PROPERTY DETAILS

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## Property Address

Amidships, Coombe Road, Dartmouth, Devon, TQ6 9PQ

## Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles.  
All mileages are approximate.

## Services

Mains electricity water and drainage. Gas fired central heating and underfloor heating in the main living area

## EPC Rating

Current: D Potential: C

## Council Tax Band

E

## Tenure

Freehold

## Authority

South Hams District Council

## Fixtures & Fittings

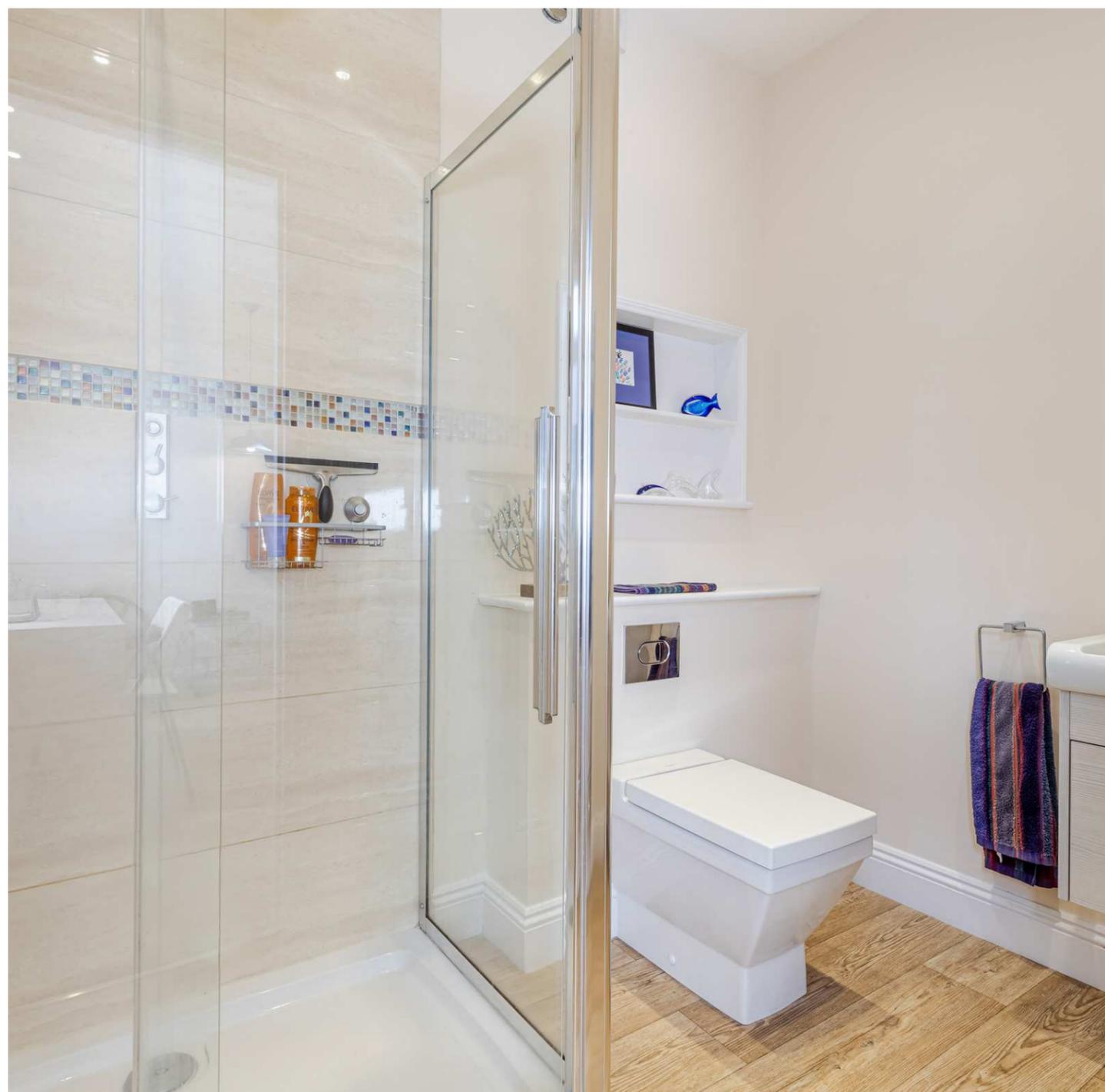
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

Continue in to Dartmouth on College Way passing the Britannia Royal Naval College on your left, the road levels (beside the ferry queue) and with Coronation Park on the right. Amidships is straight ahead on the left hand side.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.

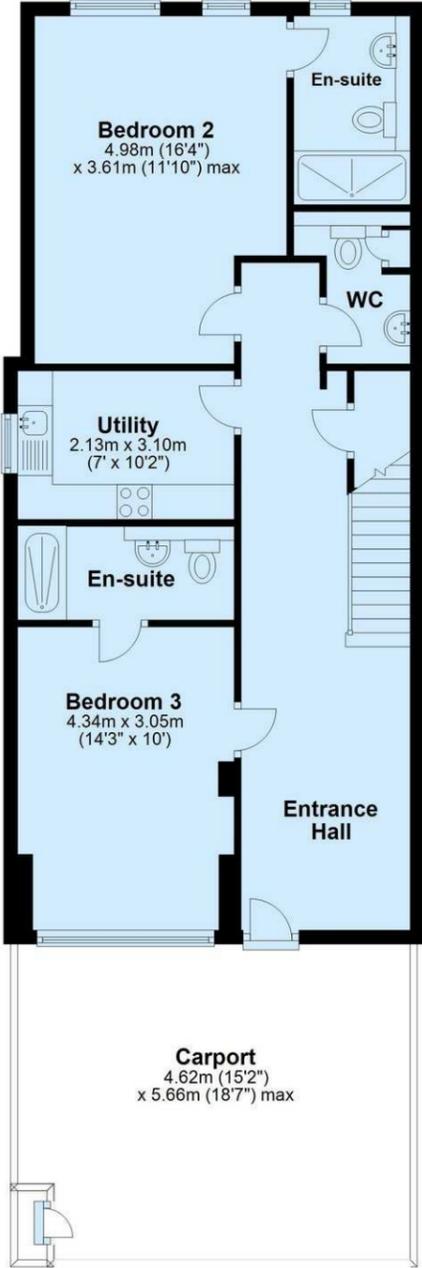


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# FLOOR PLAN

**Amidships, Dartmouth**  
Total Internal Area: approx. 151.5 sq. metres (1631 sq. feet)  
(excluding Sun Room, Carport and Terrace)

**Ground Floor**



**First Floor**





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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