

LOWERDECK DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



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SOUTH HAVEN - ZADON - ESTIA - TARRA

LOWERDECK, WARFLEET ROAD

Positioned within the highly desirable waterfront town of Dartmouth, this stylish two-bedroom apartment enjoys a wonderful setting overlooking the River Dart, with far-reaching views across the water to Kingswear. Perfectly placed just moments from the riverside and within easy walking distance of the town centre, the property offers a peaceful setting while remaining close to all local amenities.

Currently run as a holiday rental, the location near both the river and the heart of town makes it a great choice as either a main residence or a second home that can easily be locked up and left when not in use.

The apartment itself has been carefully arranged to make the most of its enviable outlook. The main living area is both welcoming and light-filled, with French doors opening onto a Juliet balcony that captures uninterrupted views of the river. This space is ideally suited to both everyday living and entertaining, allowing the changing tides and passing boats to form a constant and ever-changing backdrop. The adjoining kitchen is stylish and functional, featuring granite work surfaces, a range of fitted units, and integrated appliances, all designed to blend practicality with a clean, modern finish.

Both bedrooms are generous doubles, thoughtfully positioned to take advantage of the same lovely views. Bay windows enhance the sense of space and light, while built-in storage ensures a streamlined feel. The principal bedroom benefits from a well-appointed en-suite bathroom, while a separate bathroom serves the second bedroom and guests, both presented in a contemporary style with quality fittings. A separate utility room provides additional storage and space for laundry, helping to keep the main living areas uncluttered and efficient.

Overall, the property offers a rare opportunity to acquire a well-located riverside apartment that is equally suited to permanent occupation, a lock-up-and-leave second home, or a holiday let. With its combination of striking views, comfortable accommodation, and close proximity to everything Dartmouth has to offer, this is a home that captures the essence of coastal living while remaining effortlessly practical.

Dartmouth is widely regarded as one of South Devon's most picturesque and vibrant coastal towns, combining historic charm with a lively cultural scene. Its narrow streets are lined with independent boutiques, galleries, and an excellent choice of cafés and restaurants, many of which enjoy views across the estuary. The town hosts a number of well-known events throughout the year, including the Dartmouth Food Festival, which draws visitors from across the country, while the presence of the esteemed Britannia Royal Naval College adds to the area's strong maritime identity. The surrounding coastline and countryside offer endless opportunities for walking, sailing, and exploring some of Devon's most scenic landscapes and beaches. 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

- Prime riverside position with uninterrupted views across the River Dart
- Panoramic outlook towards Kingswear
- Spacious two-bedroom apartment with well-balanced accommodation
- Bright open-plan living space with Juliet balcony
- Stylish fitted kitchen with granite worktops and integrated appliances
- Principal bedroom with en-suite bathroom and river views
- Separate utility room offering useful additional storage
- Short walk to the centre of Dartmouth and its amenities
- Freehold with a shared maintenance agreement in place





PROPERTY DETAILS

Property Address

Lowerdeck, Warfleet Road, Dartmouth, Devon, TQ6 9BZ

Mileages

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

Services

Mains gas, electricity, water and drainage. Gas fired central heating.

EPC Rating

Current: C Potential: C

Council Tax Band

C

Tenure

Freehold with a shared maintenance agreement in place

Authority

South Hams District Council

Fixtures & Fittings

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

Directions

From the Marchand Petit office cross the road on to Newcomen Road. Continue along on to South Town and the property is on the right hand side.

Viewing

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

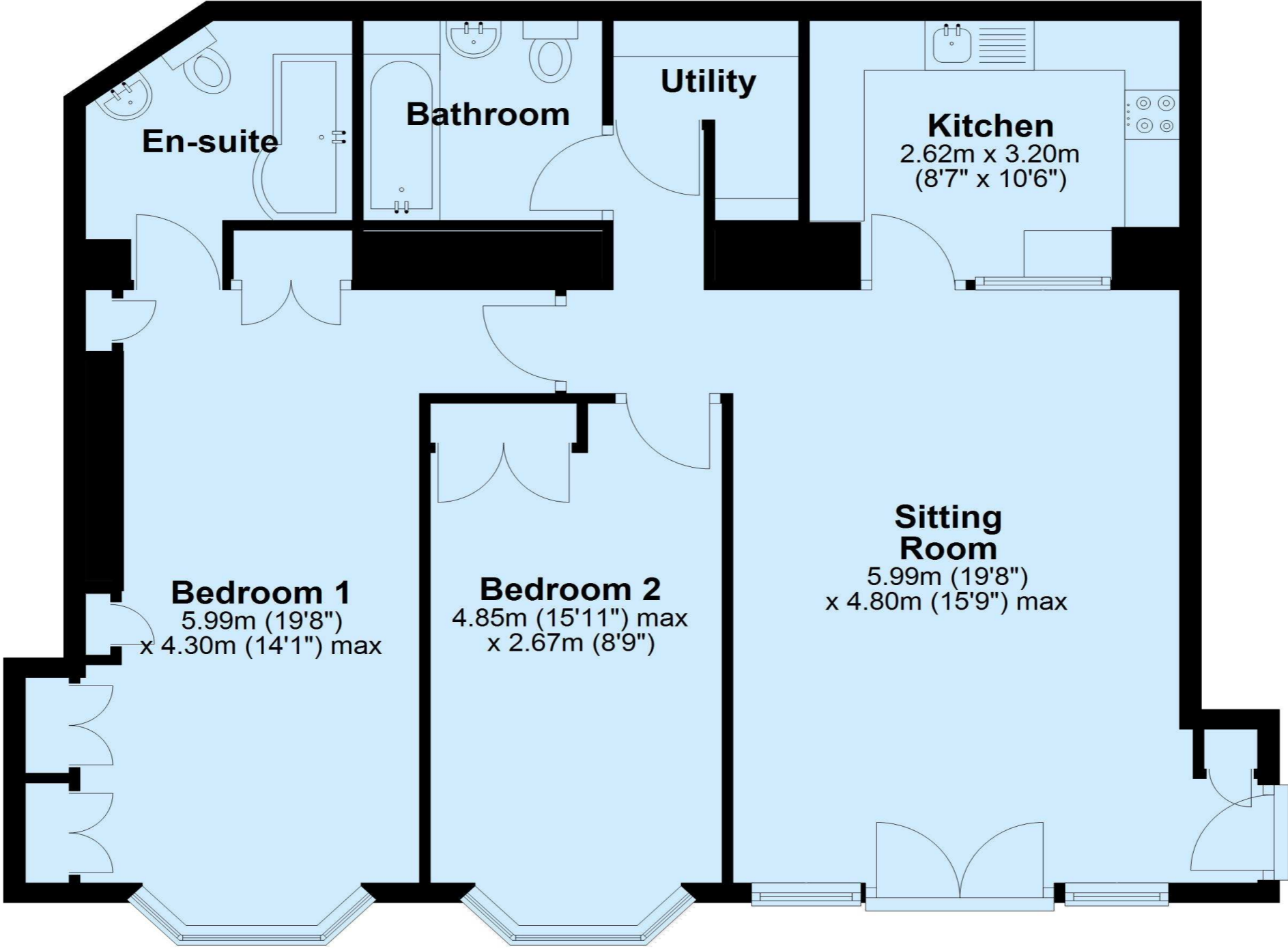
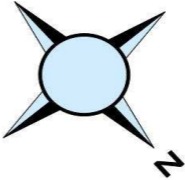


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FLOOR PLAN

Ground Floor

Approx. 89.4 sq. metres (962.4 sq. feet)



Total area: approx. 89.4 sq. metres (962.4 sq. feet)



MARCHAND PETIT

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