





#### 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

Foss Street is one of Dartmouth's most historical and famous streets and marks the line of a medieval dam which included a tidal mill. Today the street is lined with a variety of independent and charming shops and galleries. 24 Foss Street is situated in a prime position and offers a retail unit with a beautifully presented 2 bedroom maisonette above and courtyard to the rear. The shop is currently vacant whilst the maisonette has been operated as a successful holiday let.

The ground floor shop consists of three window panes to the front elevation and front door, with the shop being open plan at approximately 364 sq ft offering versatile space and the potential for any type of retail outlet having previously been a clothes shop and a gift shop.

Next to the shop is a door opening to a passage way which leads to the rear of the building and the enclosed courtyard. The maisonette can be accessed with from Foss

Street or a gate opening to Flavel Place. A short set of steps lead to an elevated terrace which is ideal for alfresco dining as it is positioned next to the kitchen. The front door of the maisonette opens to the spacious and beautifully presented open plan living space. The well equipped kitchen offers a range of floor and wall mounted units above and below granite worktops and upstands as well as an integrated electric oven, hob, fridge/freezer, dishwasher and washing machine. Timber flooring leads to the sitting area which has a large sash window overlooking Foss Street, and a feature decorative fireplace.

Stairs rise to the landing which has a large Velux window above flooding the space in natural light. The maisonette offers two spacious bedrooms with views to the front and rear of the building. The bedrooms are served by a smartly finished bathroom complete with bath with shower over, WC, wash hand basin, heated towel rail and under floor heating.

#### TENURE

Freehold.

#### 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 turn right into Foss Street where at the end you will find the property on the right hand side.

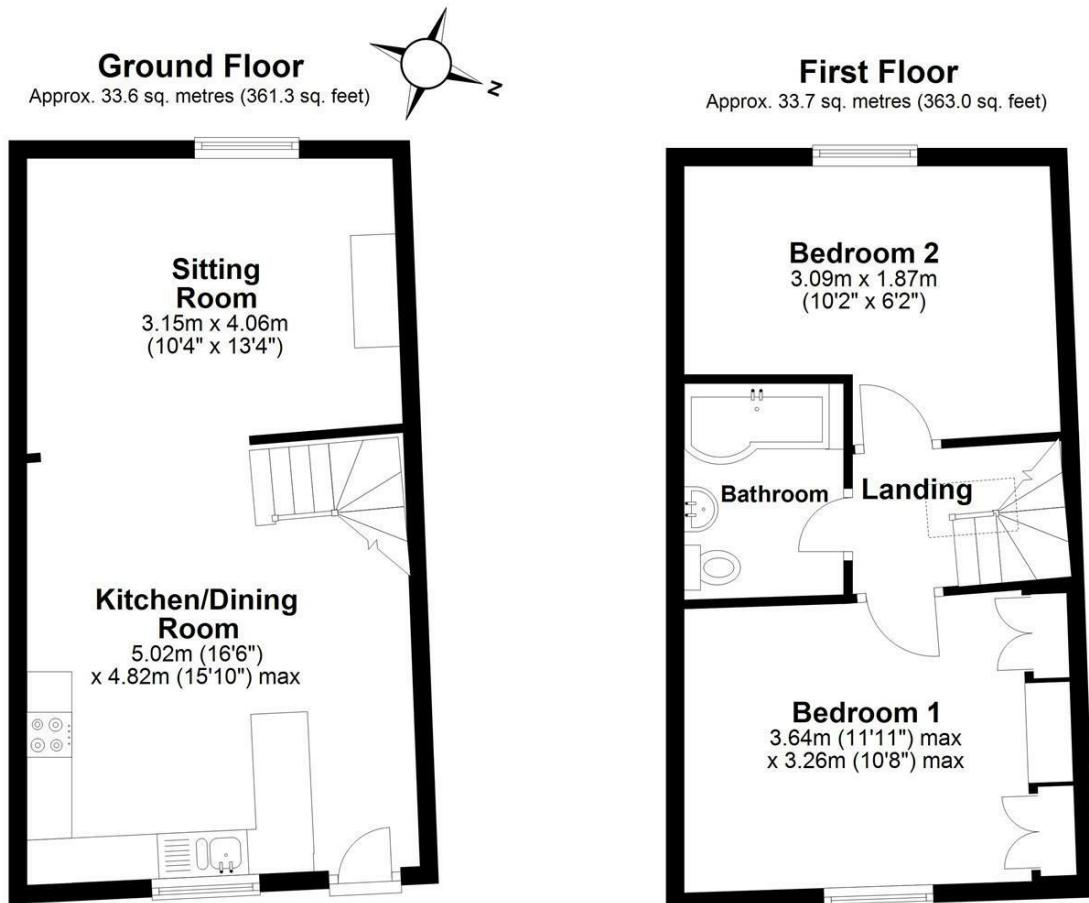
Totnes 12 miles Plymouth 29 miles Exeter 40 miles

**A delightful Grade II Listed 2 bedroom property and retail unit situated in the famous Foss Street, Dartmouth.**

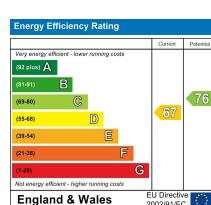
- No onward chain
- 2 double bedrooms
- Private enclosed courtyard
- Prime retail opportunity
- Grade II listed
- Successful holiday let
- Elevated terrace
- Town centre location
- Freehold
- EPC D / Council Tax A

**Guide Price £395,000**





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.



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