

GROUND FLOOR, FLAT 13 SOUTH  
TOWN, DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## GROUND FLOOR FLAT, 13 SOUTH TOWN, DARTMOUTH

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Situated in the highly sought-after and picturesque South Town area of Dartmouth, this beautifully presented apartment offers an opportunity to acquire a stylish coastal home, perfectly suited as a weekend retreat or attractive investment property.

The apartment has been thoughtfully designed creating an inviting and low-maintenance home that is ready to move straight into and enjoy. The accommodation is well arranged and makes excellent use of the available space, while large picture windows maximise both natural light and the pretty outlook across the River Dart.

A private front entrance leads directly into the main open-plan living space, a bright and welcoming room which forms the heart of the apartment. The sitting area is centred around a large picture window with a charming built-in window seat – an ideal spot from which to relax, unwind and take in the ever-changing river scene. The open-plan layout flows into the kitchen, creating a sociable and practical living environment.

The modern kitchen is fitted with a good range of wall and base units with some integrated appliances. A particularly useful utility cupboard offers space and plumbing for a washing machine and provides additional discreet storage.

The double bedroom is a peaceful and comfortable retreat, once again benefiting from a picture window with delightful views. The bedroom enjoys direct access to a contemporary 'Jack and Jill' style bathroom, fitted with modern sanitary ware and designed to serve both the bedroom and the main living area with ease.

One of the key features of the apartment is its near-level position, offering convenient and easy access into Dartmouth town centre. This allows residents to enjoy the excellent amenities, shops and restaurants the town has to offer, while still benefiting from a quieter and more peaceful setting.

Dartmouth is a renowned and highly desirable waterside town, celebrated for its strong maritime heritage and vibrant sailing community. It is particularly well known for its excellent yachting facilities and the annual Royal Regatta, which attracts visitors from across the country. The town provides an excellent range of independent shops, cafés, restaurants and galleries, along with a thriving cultural and social scene.

Surrounded by stunning countryside and with some of South Devon's most beautiful beaches just a short drive away, Dartmouth offers an outstanding lifestyle for both permanent residents and second-home owners alike. Several excellent golf courses are within easy reach, and mainline rail services to London Paddington are available from Totnes, approximately 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is around 19 miles away, providing wider regional and national connections.

This attractive and well-located apartment represents an opportunity to acquire a turnkey home with river views in one of Dartmouth's most popular and convenient residential areas.



# PROPERTY DETAILS

### Property Address

Ground Floor Flat, 13 South Town, Dartmouth, Devon, TQ6 9BX

### Mileages

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

### Services

Mains electricity water and drainage. Electric radiators

### EPC Rating

Current: D Potential: C

### Council Tax Band

B

### Tenure & Service Charge

Leasehold - 999 years from 1st January 1989. Service charge £250-00 p.a.

### Authority

South Hams District Council

### Key Features

- Charming Apartment
- Situated Overlooking The River Dart
- Wonderful Near Level Position
- Short Walk To The Town Centre
- 1 Bedroom
- Stylish Open Plan Living Area
- Well Presented Throughout
- Cannot Be Holiday Let

### Fixtures & Fittings

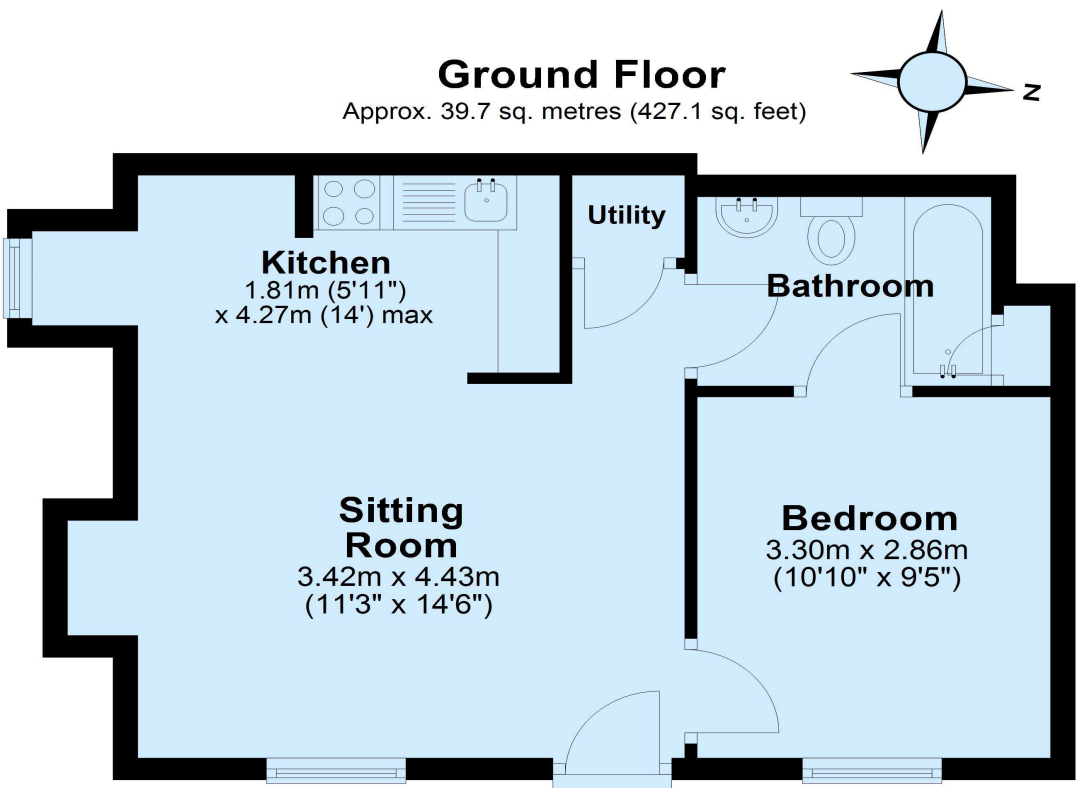
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

### Directions

From the Marchand Petit Dartmouth office cross the road on to Newcomen Road and follow the road which in turn become South Town where the property is on the right hand side.

### Viewing

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



Total area: approx. 39.7 sq. metres (427.1 sq. feet)





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