

FLAT 3, 3 CHURCH CLOSE
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FLAT 3, 3 CHURCH CLOSE, DARTMOUTH

A stylish Top-Floor Apartment with Stunning River Views in the Heart of Dartmouth

Occupying a wonderful position in the very centre of Dartmouth, this charming top-floor apartment enjoys wonderful panoramic views across the picturesque Boat Float, the River Dart and towards Kingswear.

Beautifully presented and thoughtfully styled, the property offers light-filled accommodation with a contemporary feel throughout. The apartment has been a much-loved second home and provides an ideal coastal bolthole, lock-up-and-leave retreat or investment opportunity in one of South Devon's most sought-after waterside towns.

Accessed via well-maintained communal stairs, the apartment's welcoming entrance hall leads to a bright and spacious layout, with stairs rising to the living area. This sociable space is perfectly designed to take full advantage of the stunning river views, with room for comfortable seating and dining. The well-appointed kitchen is fitted with some integrated appliances and a breakfast bar, creating a stylish and practical living environment.

The well-proportioned double bedroom features a compact built-in under eaves hanging cupboard and additional storage cupboard, and enjoys a charming outlook over St Saviour's Church and across the town beyond. The accommodation is completed by a stylish shower room.

Two small roof terraces provide space ideal for pretty pots and plants.

Located just moments from Dartmouth's vibrant harbour, the apartment is perfectly positioned to enjoy the town's independent boutiques, galleries, cafés and renowned restaurants. Dartmouth is widely recognised as one of the South West's premier sailing destinations, home to excellent yachting facilities and the celebrated Royal Regatta.

Surrounded by beautiful countryside and within easy reach of stunning South Hams beaches, the town also benefits from excellent transport links, with mainline rail services to London Paddington available from nearby Totnes.





KEY FEATURES

- Lovely top-floor apartment in the heart of Dartmouth
- Panoramic views across the Boat Float, River Dart, and Kingswear
- Light-filled open-plan living area
- Double bedroom with pretty views of St Saviours Church
- Smart shower room
- Situated with Dartmouth's shops, galleries, restaurants, and River Dart on the doorstep





PROPERTY DETAILS

Property Address

Flat 3, 3 Church Close, Dartmouth, Devon, TQ6 9DH

Mileages

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

Services

Mains electricity water and drainage. Electric heaters

EPC Rating

Current: D Potential: D

Council Tax Band

A

Tenure

Leasehold

Service charge £1945.83 p.a.

Ground rent £150 p.a.

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

From the Dartmouth office turn right along Fairfax Place, take the second left just before boots on the corner and immediately right along Church Close where the entrance door to the property is on the right hand side.

Viewing

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



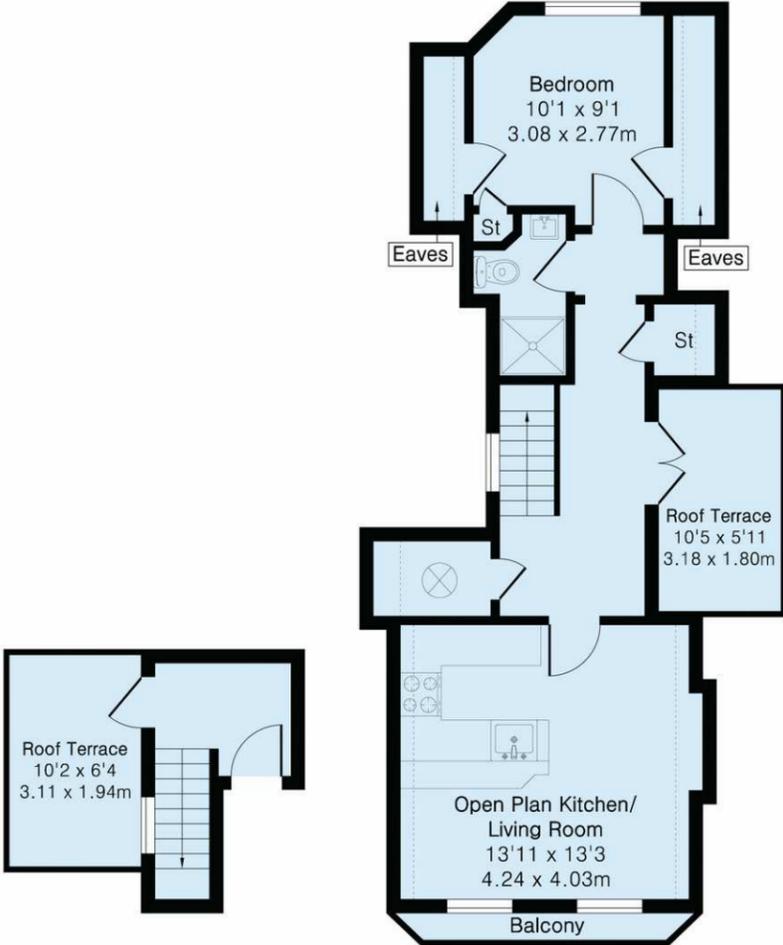
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FLOOR PLAN

Approximate Gross Internal Area 507 sq ft - 47 sq m

Second Floor Area 51 sq ft – 5 sq m

Third Floor Area 456 sq ft – 42 sq m



Second Floor

Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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