



Charles Street, Dartmouth, TQ6 9QG

Guide Price **£335,000**

A well presented two bedroom town house situated in the heart of Dartmouth with a rear courtyard for parking.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Charming town centre cottage
- Level walk to facilities
- Perfect holiday home
- Open plan living area
- Kitchen
- 2 Bedrooms
- Bathroom
- Rear courtyard
- parking
- NO CHIAN

Tenure: Freehold

Property Type: Town House

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

A charming and superbly presented two-bedroom cottage, ideally located in the heart of the conservation area in Dartmouth town centre, overlooking the vibrant Market Square. Currently operating as a successful holiday let, this delightful home offers both character and convenience, making it an excellent investment or coastal retreat.

The property is arranged on level ground and benefits from a rare and highly sought-after feature in this central location —an off-street parking space to the rear, along with a garden area.

Inside, the accommodation is thoughtfully laid out, with a welcoming lounge flowing seamlessly into a modern kitchen/dining room, complete with contemporary units and integrated appliances. Upstairs, there are two well-proportioned double bedrooms and a stylish family bathroom.

The cottage has been meticulously maintained and further benefits from gas-fired central heating, ensuring comfort throughout the year.

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Services

All mains services are connected.

Freehold

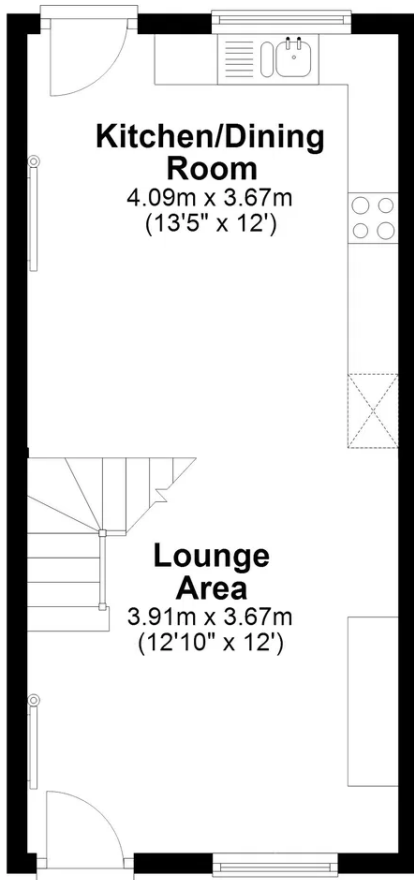
EPC: C

Council Tax: Currently business rated



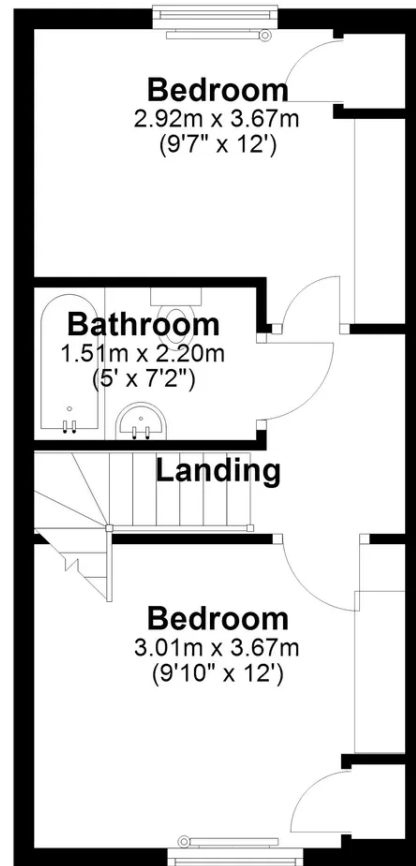
Ground Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



Total area: approx. 59.4 sq. metres (639.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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