



## Market Street, Dartmouth

Guide Price **£295,000**

A beautifully presented and spacious 4 bedroom apartment situated in the heart of Dartmouth

Bedrooms: 4 | Bathrooms: 2 | Receptions: 1

- Town centre apartment
- 21ft Living room
- Kitchen
- 4 bedrooms
- Family bathroom
- Ensuite
- Balcony
- Ideal holiday home

**Tenure:** Leasehold

**Property Type:** Apartment

**Bedrooms:** 4 | **Bathrooms:** 2 | **Receptions:** 1

**Council Tax Band:** B

**DESCRIPTION:** A thoroughly modernised two storey apartment, one of three properties in this attractive Grade II listed building in the centre of Dartmouth. The accommodation is spacious and versatile with a modern fitted kitchen and sanitary ware in both bathrooms. The living room/dining room is nearly 22ft long by 13ft 4 inches and has two windows to the front overlooking The Market and beyond. There is a super fitted kitchen, an entrance hall, bedroom and good bathroom on the second floor. Stairs rise up to the third floor where there are three further bedrooms and a second bathroom. There is also a balcony off one of the bedrooms and an internal viewing is strongly recommended to fully appreciate the accommodation on offer.

The apartment occupies a great town centre position just a few yards from the historic Market and unrestricted on street parking on the streets around the Market. All the town centre facilities are just a stroll away with plenty of restaurants and pubs as well as street cafes very nearby. The River Dart and all its facilities are within a five minute stroll as are the parks. Dartmouth is an historic port with cottages stretching down to the water's edge. It is a world famous yachting centre with excellent facilities for the boating fraternity. It is considered to be one of the most beautiful estuary's in Europe and the town is now full of quality restaurants and bistros, tea rooms, boutiques etc. Dartmouth is also home to the Britannia Royal Naval College and there is a mainline railway station in Totnes. Exeter airport is within easy driving distance.

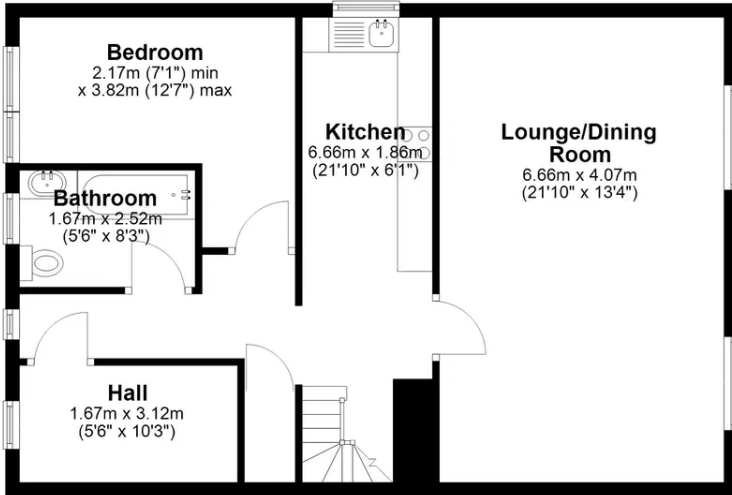
**Tenure :** Leasehold, Approximately 145 years remaining. 1/3 of insurance and costs of any work required.

**Services :** All services are connected.



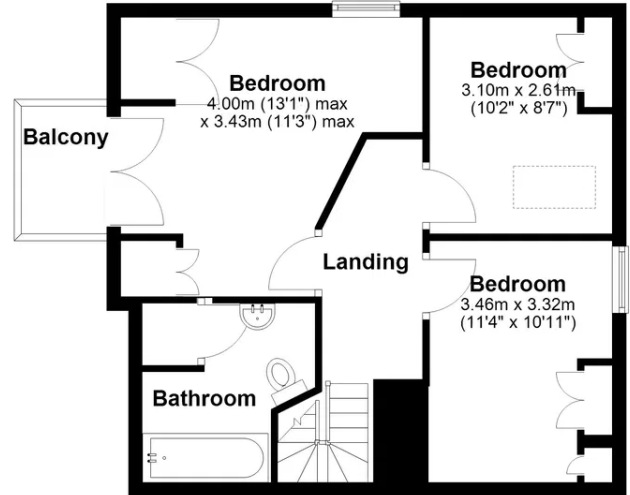
### Second Floor

Approx. 59.8 sq. metres (643.1 sq. feet)



### Third Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

## Millard Cook

6 Newcomen Road, Dartmouth, TQ6 9AF

01803 832361

info@millardcook.com

https://millardcook.com/

