

14 ABOVE TOWN  
DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



## 14 ABOVE TOWN, DARTMOUTH

---

This charming three-storey Grade II listed terraced townhouse is currently arranged as two bedrooms and two reception rooms and enjoys the benefit of a small rear courtyard. The property occupies a quiet and elevated position, just a short walk from the town centre and all local amenities in Dartmouth.

The layout offers excellent flexibility and could readily be reconfigured to provide three bedrooms and one reception room if required.

On the ground floor, an entrance hall opens into the first reception room, presently used as a dining room. This room features a pretty tiled fireplace and two attractive recessed cupboards positioned to either side. An inner hallway leads through to a good-sized fitted kitchen, which has a window overlooking the rear courtyard, and there is also a shower room on this level.

The main bedroom and the family bathroom are located on the first floor. On the second floor there is a further bedroom and a charming sitting room, which could easily serve as a third bedroom. This room also benefits from a pretty fireplace and a useful storage cupboard.

A door from the ground floor hallway leads out to the small rear courtyard, where there is a practical external store with plumbing in place for a washing machine.

Dartmouth is a beautiful waterside town and is particularly well known as a sailing centre, offering excellent facilities for yachtsmen and hosting its famous annual Dartmouth Royal Regatta. The town provides a good range of independent shops, restaurants and galleries, and is surrounded by stunning countryside, with some of the area's most attractive beaches only a short drive away. Several excellent golf courses can also be found within easy reach.

Mainline railway services to London Paddington are available at Totnes, approximately 13 miles to the north, while access to the A38 Devon Expressway is available at Buckfastleigh, about 19 miles away.

Overall, this delightful period townhouse offers character features, adaptable accommodation and a peaceful yet highly convenient position close to the heart of Dartmouth, making it equally suitable as a main residence or a charming second home.





## KEY FEATURES

---

- Charming 3 Storey Townhouse
- Grade II Listed
- Elevated and quiet position within walking distance of the town centre
- Flexible layout offering potential for three bedrooms
- Two attractive reception rooms with feature fireplaces
- Good-sized fitted kitchen
- Small enclosed courtyard with external store and plumbing
- Character features including tiled fireplace and recessed cupboards





# PROPERTY DETAILS

---

## Property Address

14 Above Town, , Dartmouth, Devon, TQ6 9RG

## Mileages

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

## Services

Mains electricity water and drainage. Gas fired central heating

## EPC Rating

Current: 38, Potential: 54

## Council Tax Band

D

## Tenure

Freehold

## 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 our Dartmouth office cross the road and take the steps beside Whistlefish Gallery. Cross the road at the top of the steps and continue up Horn Hill Steps to Above Town. Turn left and the property is on the right hand side.

## Viewing

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



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

# FLOOR PLAN

**Approximate Gross Internal Area 1193 sq ft - 110 sq m**

Ground Floor Area 468 sq ft – 43 sq m

First Floor Area 349 sq ft – 32 sq m

Second Floor Area 376 sq ft – 35 sq m



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.





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth Office

01803 839190 | [dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk)  
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590