



**MILLARD
COOK**
ESTATE AGENT

Spyglass, 39 Above Town Dartmouth, TQ6 9RG

A exceptional turn key duplex apartment enjoying stunning views.



Set on one of Dartmouth's most desirable streets, Spyglass enjoys captivating 180° views across the River Dart, Kingswear, and out to sea. This exceptional property is the perfect turnkey holiday home or full-time residence, offering stylish accommodation, enjoying breathtaking outlooks throughout.

Inside, the property boasts flexible and thoughtfully designed living spaces. The open-plan living/dining area flows out onto a large balcony, perfectly positioned to take in the spectacular river and sea views. The interiors are finished to a high standard with modern fittings throughout, including a well-appointed kitchen, a shower room and cloakroom.

There are three bedrooms in total with the principal suite featuring a freestanding bath, ideal for soaking in the tranquil atmosphere.

Outside, a generous balcony provides the perfect setting for al fresco dining or relaxing in the sun, while a handy storage area is available at the front of the property.

Opposite the property is an extremely rare and valuable garage which is available by separate negotiation.



Accommodation

Entrance door leads to the hallway with a utility cupboard housing gas fired combination boiler and plumbing for a washing machine. Oak flooring.

The double bedroom three overlooks the front aspect with a storage cupboard.

Modern shower suite comprising large walk-in shower, WC, hand basin, mirror and window overlooking at the front aspect.

The Open Plan living space is truly magnificent with oak flooring throughout enjoying high ceilings and outstanding views across the River Dart, Kingswear and out to sea.

The kitchen has a comprehensive range of modern units including built-in fridge and freezer, dishwasher, Neff oven and induction hob with extractor above, microwave and quartz worktop with inset one and a half bowl sink unit. Ample space for large sofas and dining set with an electric effect, panoramic fire.

Sliding doors with two windows either side lead to the balcony with ample space for a table and chair enjoying wonderful 180° views including the Britannia Royal Naval College, St Clements Church, across towards Kingswear, Dartmouth Castle and out to sea. There is an outside tap and power.





First floor

Landing. Cloakroom with WC, handbasin with cupboard under and Vellux window enjoying views across the town.

To the front of the property is a double room with two cupboards and 2 Vellux windows, (limited head height)

The wonderful principal bedroom has Juliet double doors overlooking the stunning panoramic views across the river Dart and beyond. There is a further skylight with views over the town Royal Naval College along with and a freestanding bath (limited head height).



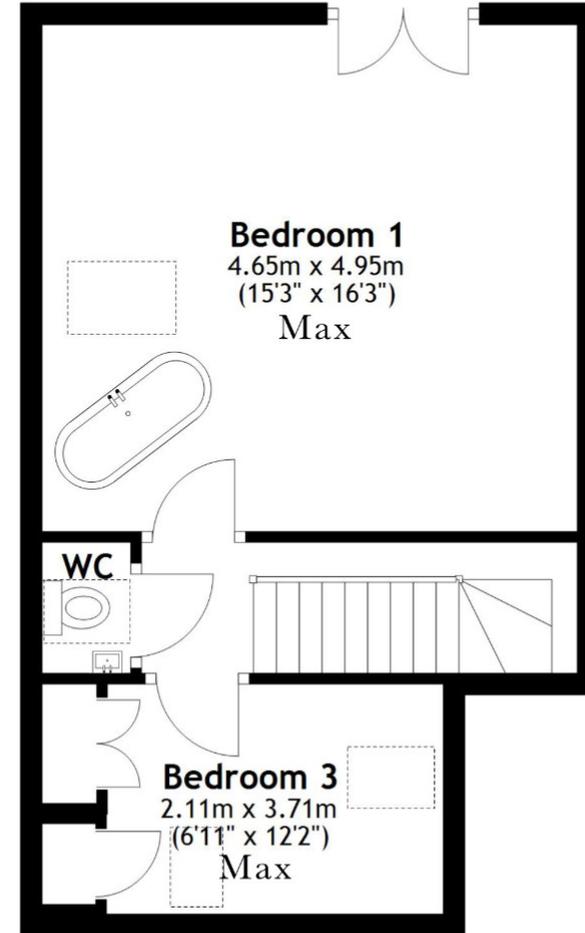
Ground Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

Spyglass, 39 Above Town, Dartmouth

The outside

A shared area to one other neighbour leads to a private gate, bin store area and seating. Steps up to the front door.

The rear balcony is a good size with ample seating options enjoying breathtaking views across the River Dart, Kingswear and out to sea.

Garage. There is a garage available opposite the property by separate negotiation, measuring approximately 15'3" X 12'0" (max) with up and over door. Please contact the office for further details.

Services

Mains services are connected. Gas fired central heating.

Tenure: Freehold

EPC: C

Council tax band: D

Property size 953 sqft

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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