

11 LAKE STREET, DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

11 LAKE STREET

A three-storey terraced house, which would make an ideal bolthole or investment opportunity.

Situated in the very heart of this beautiful South Hams town, the property occupies a lovely, level central position, with all the amenities the town has to offer right on the doorstep.

The ground floor provides an open-plan living space, comprising a sitting/dining room area to the front featuring a pretty feature period fireplace, which opens through to a well-fitted galley style kitchen with a range of wall and base units.

On the first floor is a comfortable guest bedroom and a modern family bathroom with a large walk in shower. Accessed from the landing is a small decked terrace area. The principal bedroom occupies the second floor, providing a pleasant and private top-floor retreat.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town offers a good range of shops, restaurants, and galleries and is surrounded by stunning countryside, with some of the area's most beautiful beaches just a short drive away. There are several excellent golf courses within easy reach, while mainline railway services to London Paddington are available from Totnes, approximately 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.



PROPERTY DETAILS

Property Address

11 Lake Street, , Dartmouth, Devon, TQ6 9DS

Mileages

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

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

Current: D Potential: B

Council Tax Band

B

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Attractive 3 storey terraced house
- Ideal town centre bolthole or investment property
- No onward chain
- Level central location in the heart of the town
- Open plan living space
- 2 bedrooms

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 in to Fairfax Place and continue past the boat float, taking the left hand turning in to Duke Street. Take the second on the left in to Lake Street and the property is on the left hand side.

Viewing

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



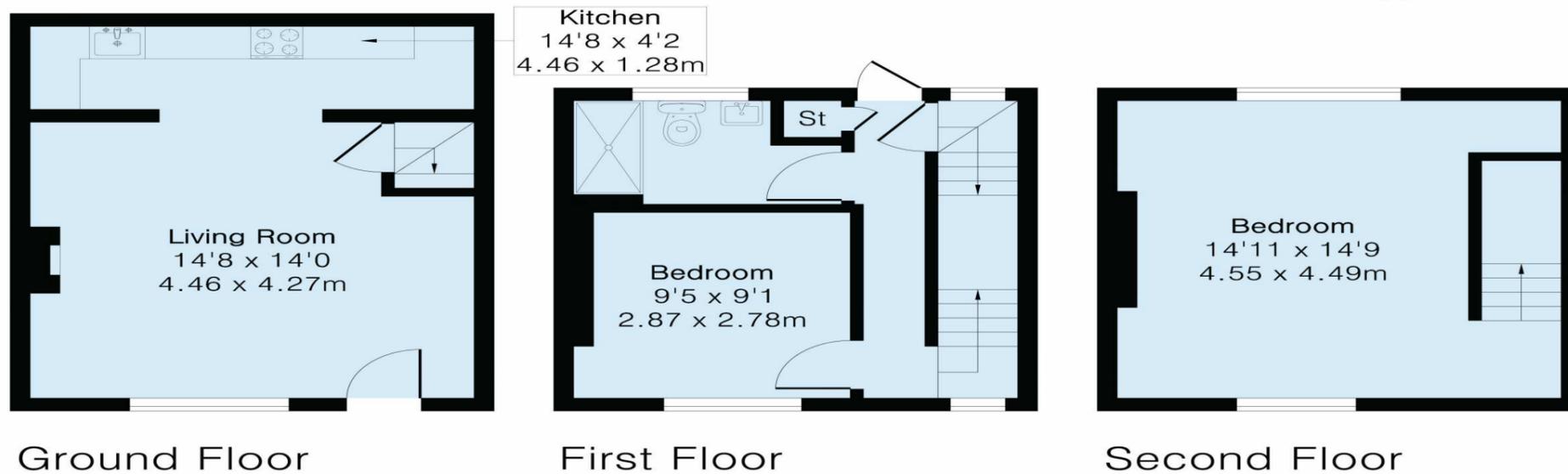
FLOOR PLAN

Approximate Gross Internal Area 718 sq ft - 68 sq m

Ground Floor Area 276 sq ft – 26 sq m

First Floor Area 221 sq ft – 21 sq m

Second Floor Area 221 sq ft – 21 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.



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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