

9 BROWNS HILL
DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

9 BROWNS HILL, DARTMOUTH

A beautifully refurbished one-bedroom cottage, ideally situated in the heart of Dartmouth, offering stylish and well presented accommodation throughout. This turn-key home is perfect as a town-centre bolthole, with an array of amenities and the picturesque River Dart just moments away.

The accommodation is thoughtfully arranged over two levels. The first floor features a bright and inviting open-plan living, dining, and kitchen area, designed to maximise natural light and create a comfortable, sociable space. A staircase leads down to a well-proportioned double bedroom and a contemporary shower room.

A particular highlight is the superb central location, within easy walking distance of Royal Avenue Gardens, Dartmouth Market, and the River Dart, allowing you to fully enjoy everything this vibrant waterside town has to offer without the need for a car.

This charming cottage represents an excellent opportunity as a holiday home, investment property, or low-maintenance permanent residence.

Dartmouth is a highly sought-after coastal town, renowned for its sailing heritage and the annual Royal Regatta. It offers an excellent selection of independent shops, restaurants, and galleries, all set against a backdrop of stunning countryside. Beautiful beaches are just a short drive away, while nearby Totnes (approximately 13 miles) provides mainline rail links to London Paddington. The A38 Devon Expressway at Buckfastleigh is also within easy reach, offering convenient access to the wider region.



PROPERTY DETAILS

Property Address

9 Browns Hill, , Dartmouth, Devon, TQ6 9NU

Mileages

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

Services

Mains electricity water and drainage. Electric heating.

EPC Rating

Current: D Potential: B

Council Tax Band

N/A

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Town centre one-bedroom cottage in a highly sought-after waterside town
- Recently refurbished throughout and presented in turn-key condition
- Stylish open-plan first-floor living, dining, and kitchen space filled with natural light
- Well-proportioned double bedroom located on the lower level
- Contemporary shower room finished to a modern standard
- Lovely quiet central location, moments from the River Dart
- Ideal as a holiday home, investment property, or low-maintenance permanent residence

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

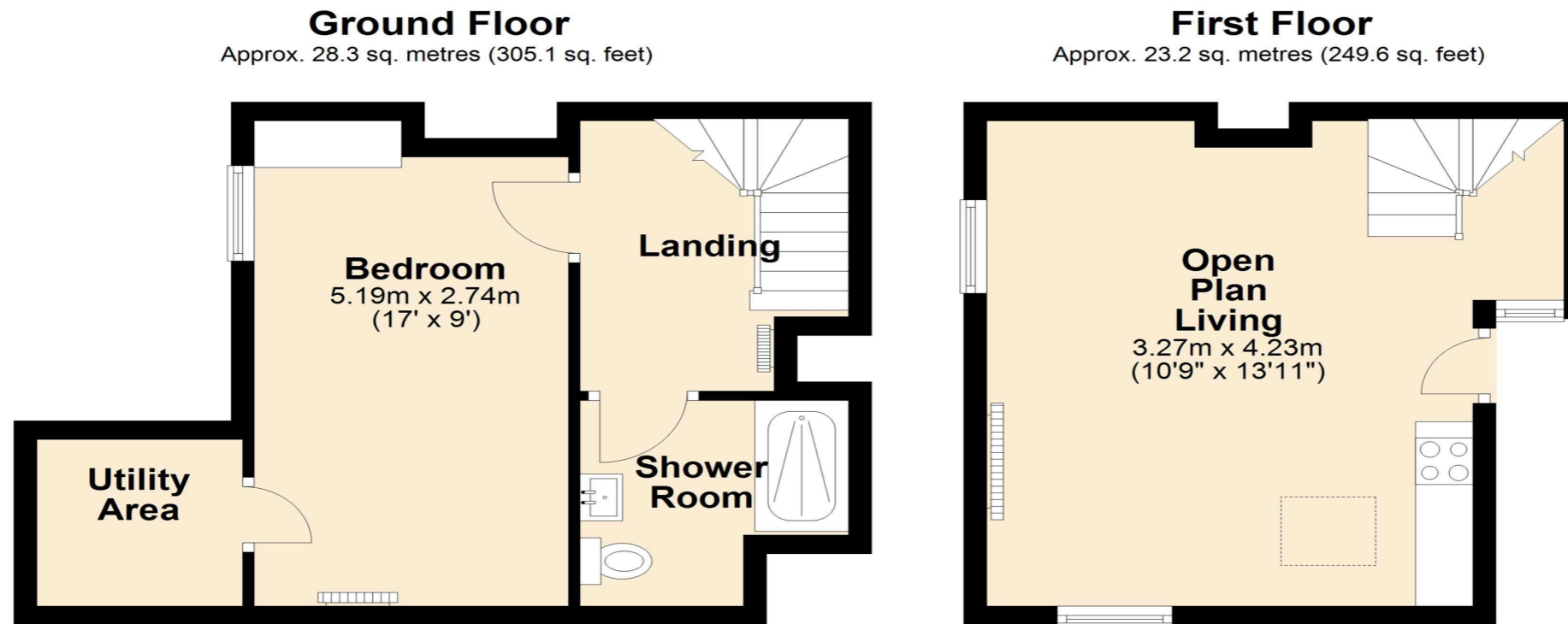
From our office turn right on Fairfax Place, passing the boat float on your right hand side and turning left on to Duke Street. Take the first right on to Foss Street and at the end of Foss Street continue straight on to Browns Hill

Viewing

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



FLOOR PLAN



Total area: approx. 51.5 sq. metres (554.7 sq. feet)

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.

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