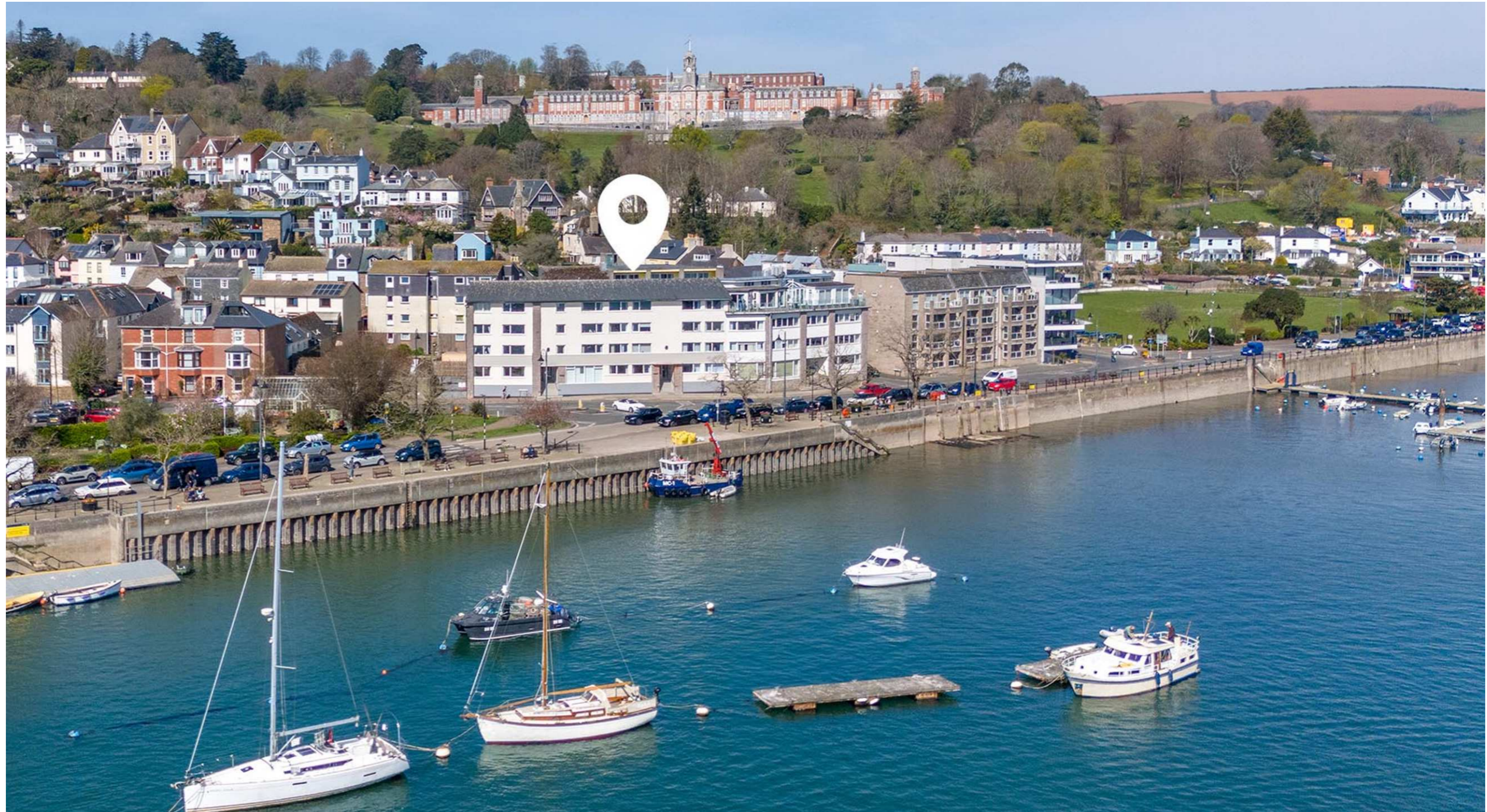


# FLAT 6, MAYFLOWER COURT



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# FLAT 6 MAYFLOWER COURT

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A lovely apartment with stunning river views with no onward chain – North Embankment, Dartmouth

A spacious and light-filled apartment enjoying some of the most impressive views across the River Dart, set in a prime position on the North Embankment and just a short riverside stroll from the town's excellent selection of shops, bars, restaurants and galleries in the heart of the South Hams.

The apartment is flooded with natural light throughout and also benefits from an on site parking space to the rear of the building, a particularly valuable feature for such a central and highly sought-after waterside location. This makes the property equally well suited as a stylish town-centre bolthole or an attractive investment opportunity in the very heart of Dartmouth, having been successfully holiday let by the current owners.

Situated on the first floor, the property is entered via a welcoming entrance hall where the sense of space and light is immediately apparent. The main living accommodation is arranged as an open-plan sitting and dining room, positioned to the front of the apartment so that the superb river views can be fully appreciated. The kitchen is a very well equipped and thoughtfully fitted space with a comprehensive range of wall and base units and a selection of integrated appliances, and a rear door provides access to the back of the building.

There are two comfortable double bedrooms, one of which is currently arranged as a twin room, while the principal bedroom is located to the front and again enjoys beautiful open views across the River Dart. The family bathroom is a generously proportioned room fitted with both a bath and a separate shower cubicle.

Dartmouth is a picturesque and highly regarded waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and for its famous annual Dartmouth Royal Regatta. The town offers a wide and appealing range of independent shops, restaurants and galleries and is surrounded by stunning countryside, with some of the area's most beautiful beaches only a short drive away. There are also several excellent golf courses within easy reach.

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

Overall, this is a rare opportunity to acquire a beautifully positioned first-floor apartment combining exceptional river views, generous natural light and the convenience of private parking in one of South Devon's most desirable town-centre locations.



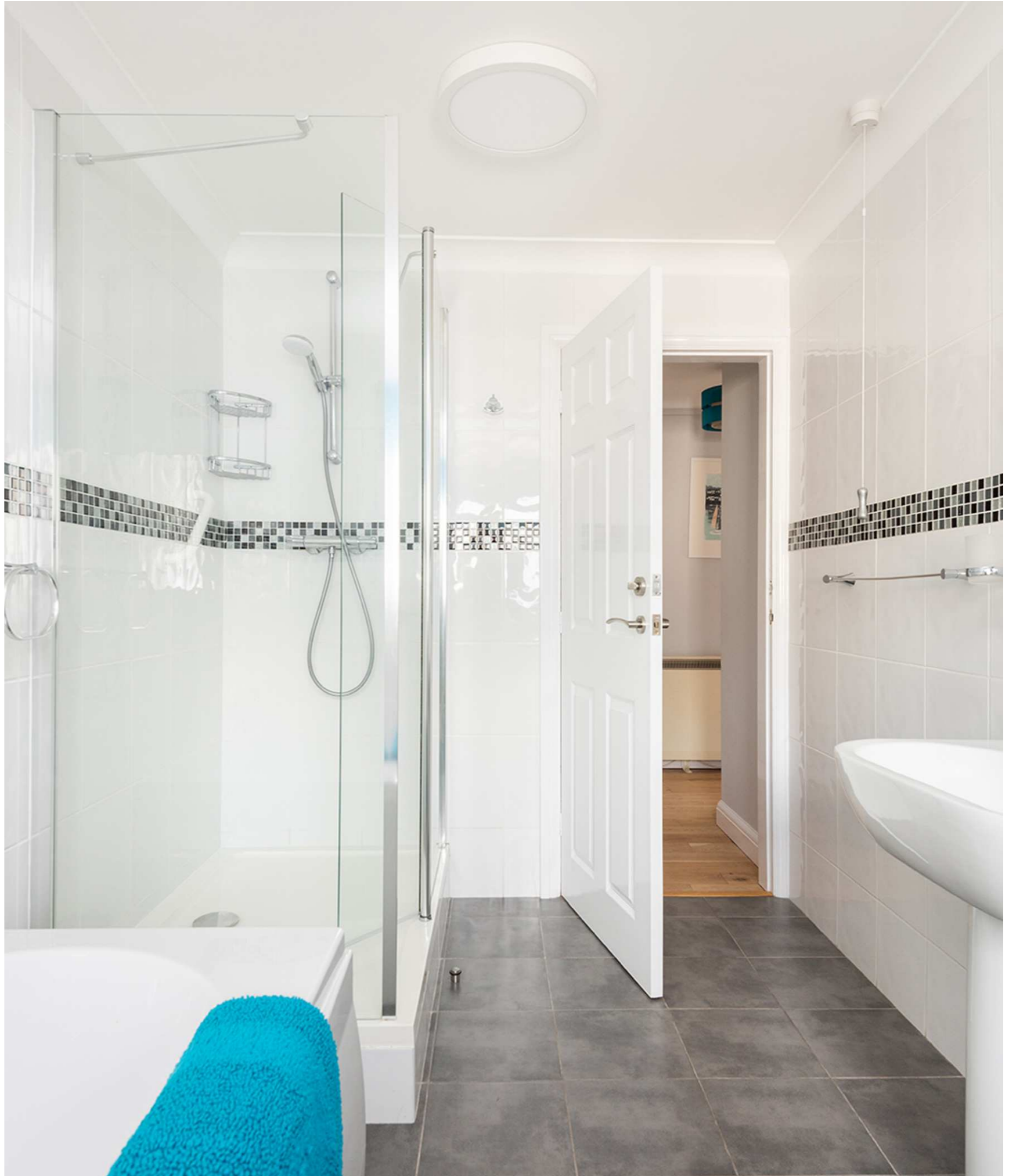
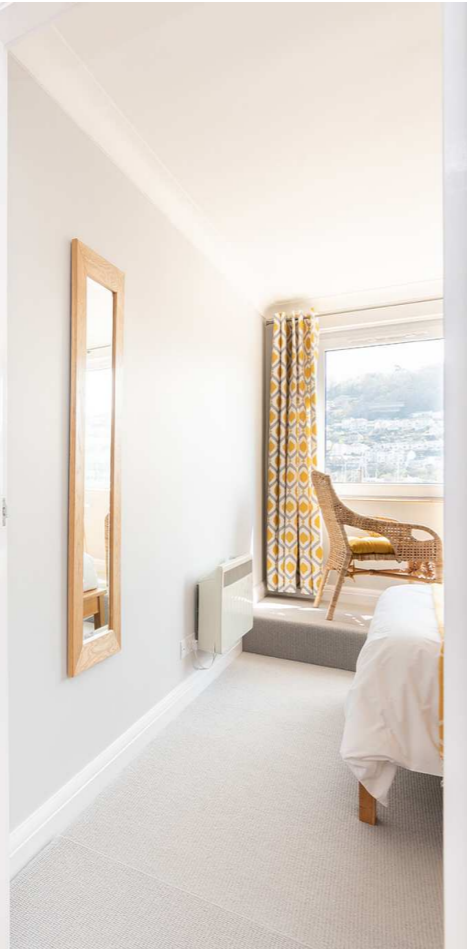


## KEY FEATURES

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- Beautifully Presented First Floor Apartment
- Stunning Views Of The River Dart
- No Onward Chain
- Light & Spacious Accommodation
- On Site Parking
- 2 Bedrooms
- Short Riverside Walk To The Town Centre
- Successful Holiday Let
- Maintenance Charge £2,400 p.a. & A 1/16 Share In The Freehold Management Company





# PROPERTY DETAILS

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## Property Address

Flat 6, Mayflower Court, Dartmouth, Devon, TQ6 9NJ

## 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: C Potential: B

## Council Tax Band

Not applicable - business rated

## 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

Proceed into Dartmouth on College Way on the one way system. After you pass Coronation Park on the right hand side, Mayflower Court is located on the right hand side prior to the turning to Mayors Avenue car park.

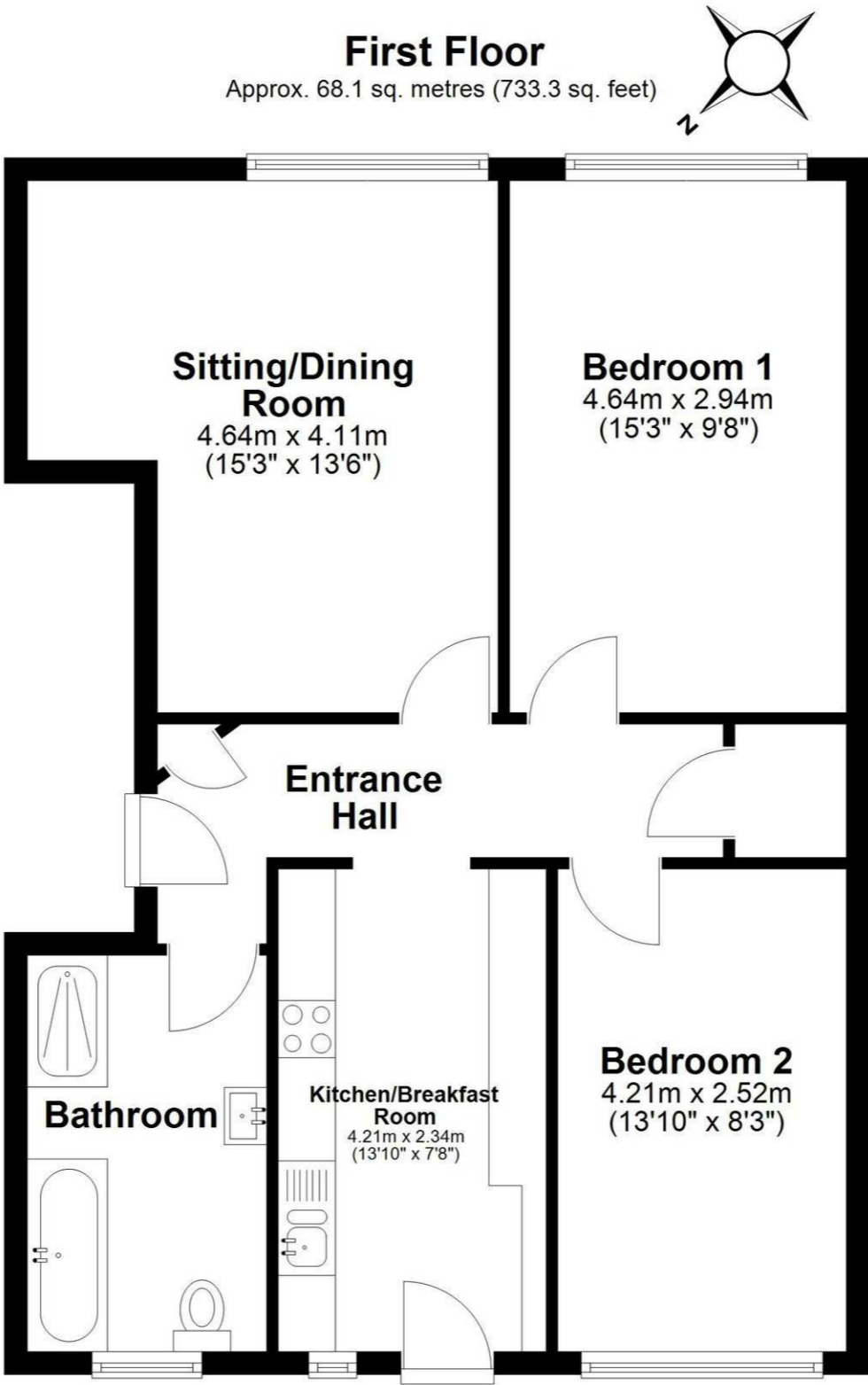
## Viewing

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



Total area: approx. 68.1 sq. metres (733.3 sq. feet)



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