CHANDLERS
KINGSWEAR

MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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CHANDLERS, 10 FORE STREET, KINGSWEAR

A charming one-bedroom apartment enjoying stunning views across the River Dart towards Dartmouth, situated in the heart of the picturesque riverside village of Kingswear.

This delightful property has been a much-loved second home and would make an ideal lock-up-and-leave bolthole. The village amenities and ferry connections to Dartmouth are right on the doorstep, making this an excellent base for enjoying the South Devon coast and River Dart.

The accommodation is light and airy and benefits from its own separate entrance. The property comprises an open-plan living space, with a comfortable sitting room featuring a large sash window and pretty river views. The sitting room opens through to a fitted kitchen, with double doors leading out to a private courtyard.

There is a good-sized bedroom and a separate shower room.

Residents also have use of a communal garden with a raised deck area, providing a wonderful spot from which to relax and enjoy the beautiful river and Dartmouth views.

The apartment is eligible for a resident parking permit.

The property is held on a 999-year lease commencing 22nd December 1999, with an annual service charge of £912.

Please note: holiday letting is not permitted at this property.

Kingswear

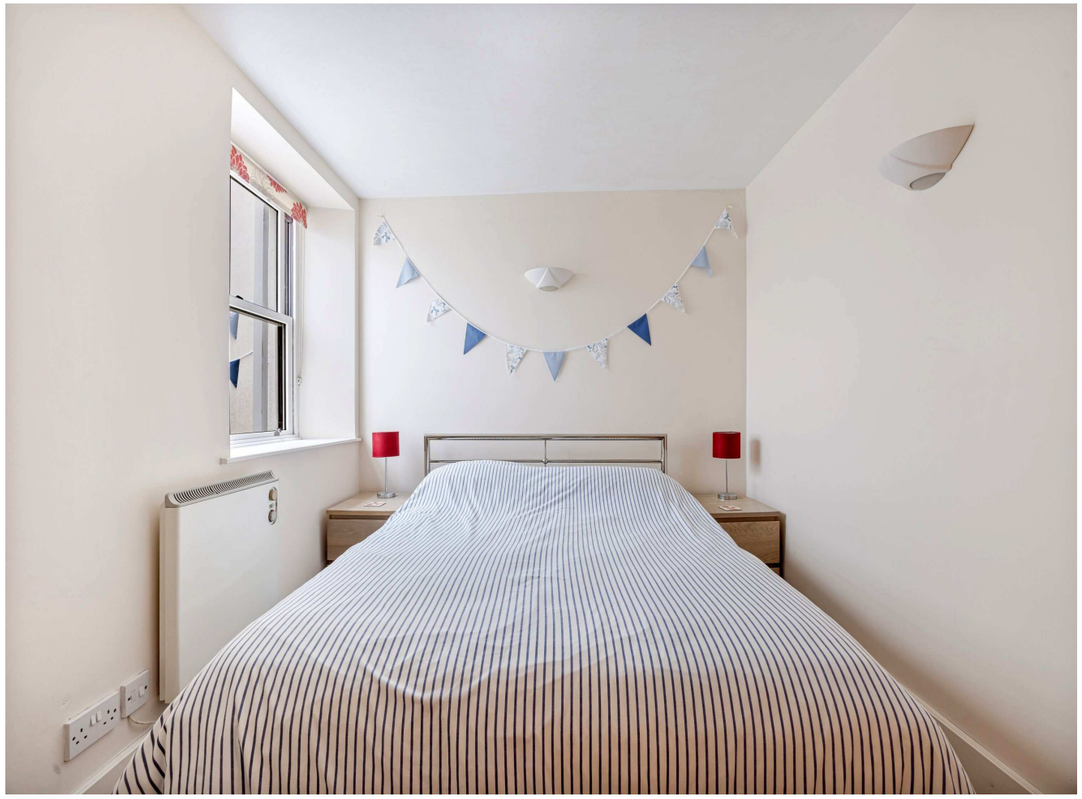
Kingswear occupies a superb position on the east bank of the River Dart, opposite the historic port of Dartmouth and the Britannia Royal Naval College. The village is particularly popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club.

A seasonal steam railway service operates to Torbay, while passenger and car ferry services provide a continuous year-round link between Kingswear and Dartmouth.

Churston Golf Course and sandy beaches are also within approximately four miles.

KEY FEATURES

- Charming one-bedroom apartment in the heart of picturesque Kingswear
- Stunning River Dart views across to historic Dartmouth
- Light and airy open-plan living accommodation
- Fitted kitchen with double doors opening onto a private courtyard
- Good-sized bedroom and a separate shower room
- Use of communal gaden with a raised deck offering beautiful riverside views
- Eligible for a resident parking permit
- 999-year lease and £912 annual service charge; holiday letting not permitted



PROPERTY DETAILS

Property Address
Chandlers, Fore Street, Kingswear, Devon, TQ6 0AD

Mileages
Dartmouth ¼ mile by ferry, Totnes 12 miles, Torquay 11 miles. All mileages are approximate.

Services
Mains electricity water and drainage. Electric heating

EPC Rating
Current: D Potential: C

Council Tax Band
A

Tenure & Service Charge
999 year leasehold from 22nd December 1999
£912.00 per annum

Authority
South Hams Disrict 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 Dartmouth take either the lower ferry or passenger ferry to Kingswear. Follow the high street passing The Steam Packet Inn and the property is on the right hand side

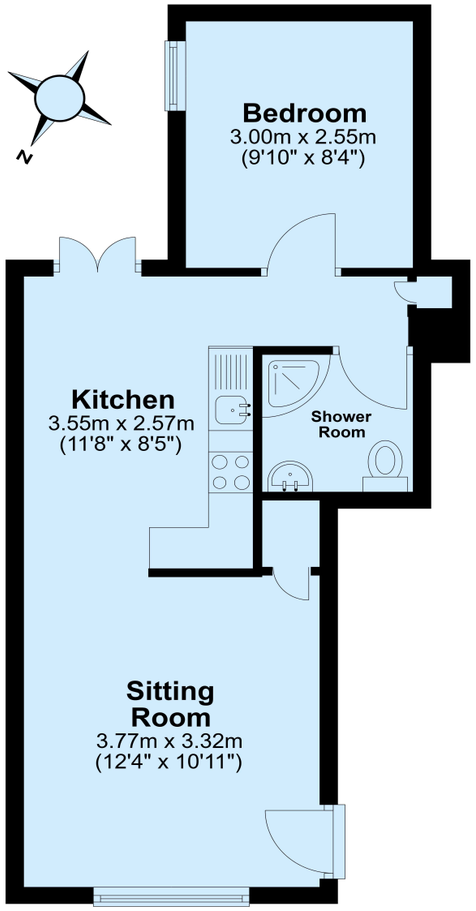
Viewing
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.

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

Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 35.7 sq. metres (383.8 sq. feet)

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