

38 CLARENCE HILL  
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## GROUND FLOOR FLAT, 38 CLARENCE HILL

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A charming and beautifully presented ground-floor period apartment set in an elevated and peaceful position in the pretty riverside town of Dartmouth, just a short and scenic walk down Browns Hill Steps to the town centre, its independent shops, galleries and restaurants and the banks of the River Dart.

The property enjoys a wonderfully tucked-away feel while remaining exceptionally convenient for everyday life and leisure, making it an ideal lock-up-and-leave bolthole, main residence or an attractive holiday and investment property in one of South Devon's most sought-after locations.

Accessed via its own private front door from Clarence Hill, the apartment opens into a welcoming hallway which leads through to a fitted kitchen with a range of fitted cupboards together with a built-in oven and hob. The main sitting and dining room is a particularly pretty space, offering room for a dining table and centred around an electric wood-burning-effect stove which adds warmth and character. A second and larger reception room is currently used as an occasional bedroom and features a decorative fireplace, a further electric wood-burning-effect stove and a useful built-in storage cupboard, providing excellent flexibility for visiting guests or for use as a second sitting room.

The accommodation also includes a second bedroom, presently set up as a bunk room and again benefiting from its own storage cupboard, along with a stylish, fully tiled bathroom fitted with a modern suite and a shower over the bath. Although the apartment offers two bedrooms, it is currently configured as a one-bedroom home with an additional sitting room or occasional bedroom, allowing the layout to adapt easily to different lifestyle needs. Throughout, the apartment is presented to a good standard and has a warm, welcoming ambience, enhanced by its period character.

To the rear is a small courtyard area providing further useful storage.

Dartmouth is particularly well known as a sailing centre with excellent facilities for yachtsmen and for its famous annual Dartmouth Royal Regatta, and the town offers a lively yet relaxed atmosphere throughout the year with a strong community feel. The surrounding countryside and coastline are outstanding, with beautiful coastal walks, sheltered coves and some of South Devon's finest beaches only a short drive away, as well as several excellent golf courses within easy reach.

For travel and wider connections, mainline rail services to London Paddington railway station are available from nearby Totnes, approximately 13 miles to the north, while road access to the A38 Devon Expressway is available at Buckfastleigh, around 19 miles away.



# PROPERTY DETAILS

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## Property Address

Ground Floor Flat, 38 Clarence Hill, Dartmouth, Devon, TQ6 9NY

## 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: TBC Potential: TBC

## Council Tax Band

B

## Tenure

Share of freehold & 999 year lease from July 1994  
The vendor has advised that there is no service charge

## Authority

South Hams District Council

## Key Features

- Charming ground floor apartment
- Elevated, peaceful position in Dartmouth
- Own private front door
- Flexible layout with two bedrooms or two reception rooms
- Stylish fully tiled bathroom
- Ideal main home, bolthole or holiday let

## Fixtures & Fittings

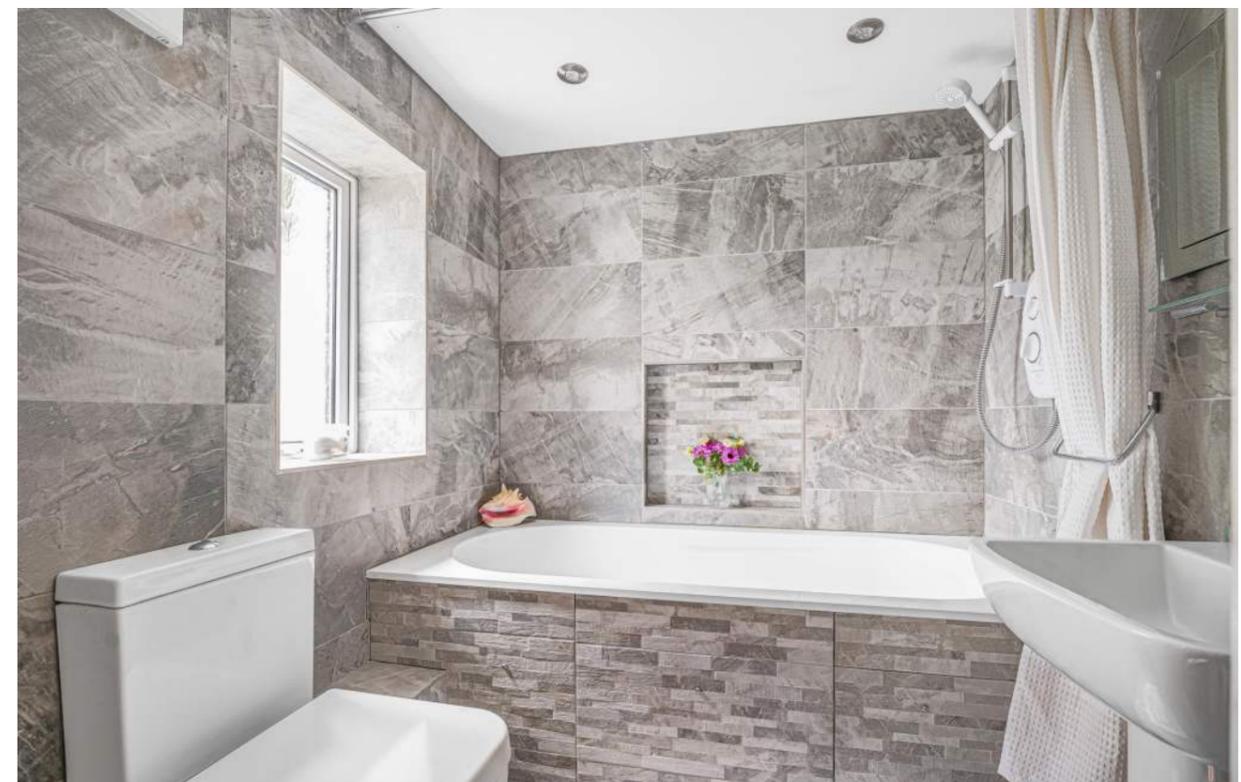
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

On foot from The Quay, turn left on to Duke Street and first right on to Foss Street. At the end of the street cross over Broadstone and proceed up Browns Hill steps. At the top of the steps turn left and the property will be found after a short distance on the right

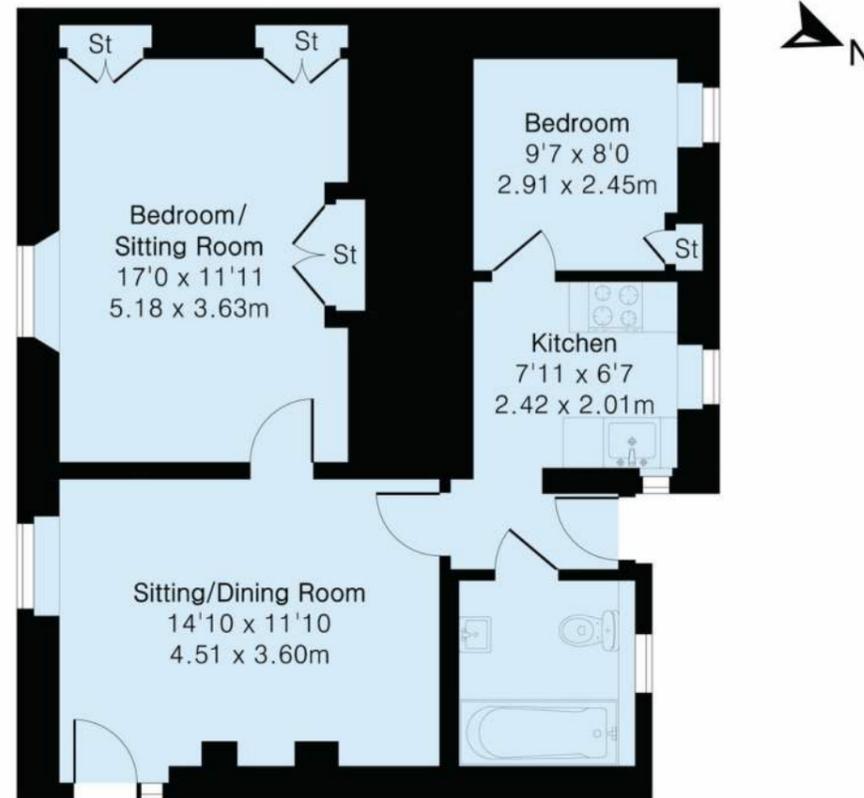
## Viewing

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



# FLOOR PLAN

Approximate Gross Internal Area 686 sq ft - 64 sq m



Ground Floor Flat



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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