

FIRST FLOOR FLAT
13 SOUTH TOWN, DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FIRST FLOOR FLAT 13 SOUTH TOWN

Occupying an enviable position on South Town, this appealing one-bedroom apartment enjoys far-reaching views across the River Dart and towards the wooded slopes and colourful waterside homes beyond. Light, well presented and arranged to make the most of its stunning outlook, it offers an enticing opportunity for those seeking a permanent home, a coastal retreat or a convenient base from which to enjoy Dartmouth and the South Hams.

The property forms part of a handsome period building, positioned above the river and within easy reach of the town centre. Access is approached via the rear, where a pedestrian pathway and steps lead alongside the building to the apartment's entrance. Its elevated setting is fundamental to the appeal: from the principal rooms, the river becomes an ever-changing backdrop.

The accommodation begins with a useful cloakroom then through to contemporary kitchen arranged in a practical galley-style layout. White cabinetry keeps the room feeling fresh and bright, complemented by dark work surfaces and a tiled splashback. There is a stainless-steel sink with drainer, an integrated oven and hob, and further space for everyday appliances. Generous storage is provided by a combination of wall and base units, while a window introduces natural light. At one end, there is room for a breakfast table, creating a pleasant spot for morning coffee or informal dining.

From the kitchen, the accommodation flows towards the main reception room. This well proportioned living space is a particularly inviting feature of the apartment, offering ample room for both sitting and dining areas. Two large sash-style windows frame captivating views over the River Dart, allowing abundant daylight to fill the room and drawing the eye towards Kingswear, the marina and the surrounding countryside. The sitting area has space for comfortable sofas and occasional furniture, with a traditional fireplace surround providing an attractive focal point. Whether watching the harbour activity, relaxing after a day on the coast or entertaining friends, this is a really lovely room.

The adjoining double bedroom continues the light, restful character of the home. Well proportioned for a one-bedroom apartment, it accommodates a double bed together with bedside furniture. Another window captures an exceptional river view, bringing the scenery into the room from the moment the curtains are opened. Soft neutral tones create a tranquil ambience, while the direct connection to the living room gives the apartment an easy, uncomplicated flow.

The bathroom is spacious and functional, fitted with a panelled bath with electric shower over and glazed shower screen, a pedestal wash basin and WC. Predominantly white finishes contribute to the bright appearance, and a high-level window provides natural light and ventilation.

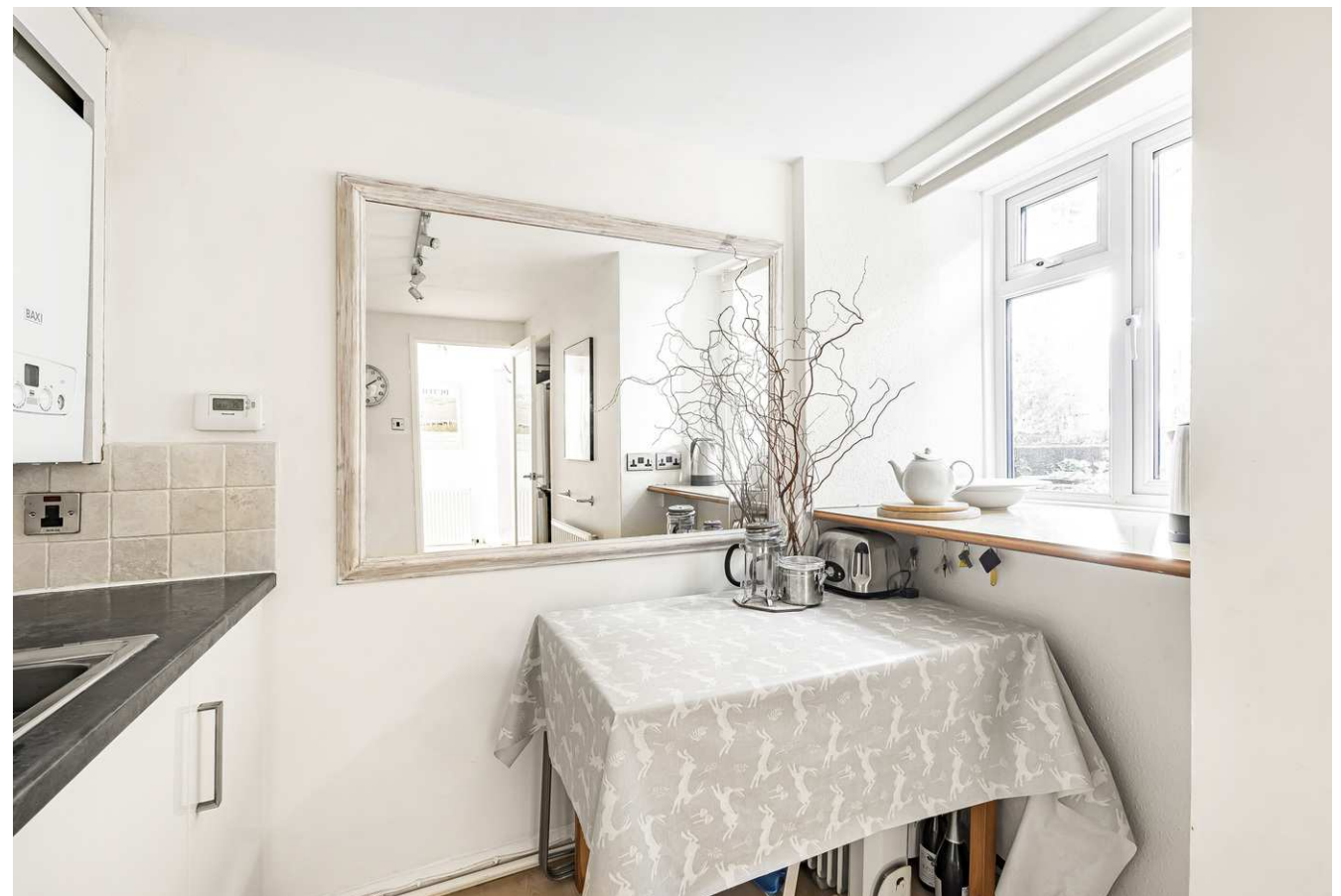
To the rear is an elevated paved terrace which enjoys pretty views of the river.

There is a parking space to the side of the property which is available by seperate negotiation.

This home cannot be holiday let, but it can be a long term let.

The apartment's chief attraction is undoubtedly its outlook. Across the water, Kingswear rises steeply from the riverbank. Looking along the river, the view opens towards the harbour mouth, while in the opposite direction the marina and forest of yacht masts provide a distinctly nautical scene. This is a front-row setting for the daily rhythm of Dartmouth life and its renowned sailing activity, all enjoyed from the comfort of the principal room.

Dartmouth is one of South Devon's most sought-after waterside towns, celebrated for its historic streets, independent shops, galleries, cafés and excellent selection of restaurants. The River Dart is a renowned sailing destination and hosts the famous annual Royal Regatta, while scenic coastal walks, sheltered coves and some of the area's most beautiful beaches are within easy reach. Golf courses and varied countryside pursuits are also readily accessible. Mainline rail services to London Paddington are available from Totnes, approximately 13 miles away, and the A38 Devon Expressway can be joined at Buckfastleigh, around 19 miles to the north.





KEY FEATURES

- Elevated South Town position overlooking the River Dart
- Far-reaching views towards Kingswear and the mouth of the river
- One well-proportioned double bedroom
- Generous living and dining room
- Rear terrace with pretty river views
- Parking space available by separate negotiation
- Bathroom with bath and electric shower over
- Neutral, light-filled interiors
- Character period building
- Pretty short walk to the town centre amenities
- Cannot be holiday let but can be a long term let





PROPERTY DETAILS

Property Address

First Floor Flat, 13 South Town, Dartmouth, Devon, TQ6 9BX

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: C Potential: C

Council Tax Band

B

Tenure & Service Charge

Leasehold 999 years from 03-08-1989
£250.00 p.a. service charge

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

From the Marchand Petit Dartmouth office cross the road on to Newcomen Road and follow the road which in turn become South Town where the property is on the right hand side

Viewing

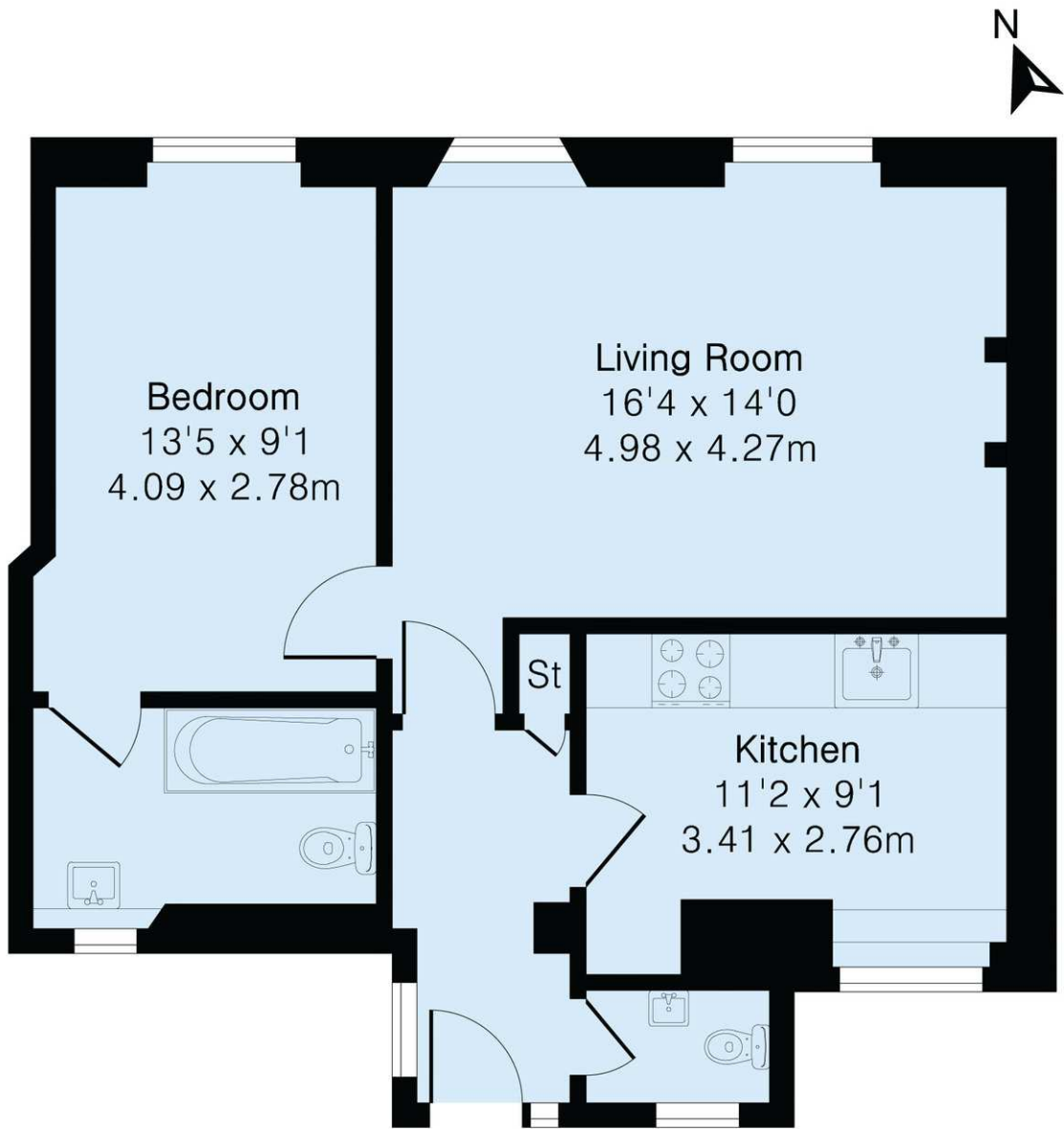
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth.
Tel: 01803 839190.



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FLOOR PLAN

Approximate Gross Internal Area 544 sq ft - 51 sq m



First 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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