

# FLAT 1B 10 THE QUAY DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







## FLAT 1B, 10 THE QUAY, DARTMOUTH

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A stylish, newly renovated apartment spanning three floors, finished to a contemporary standard throughout, in a fantastic central location with all the town's amenities on your doorstep and stunning views across the boat float to the River Dart and beyond.

Accessed via Church Close on the ground floor, stairs lead up to a spacious open plan living/dining and kitchen beautifully fitted with a range of modern wall and base units and a central island. A large bay window frames the lovely views over the boat float, creating a bright and inviting space, and there is a useful laundry/cloakroom for added convenience.

On the second floor, there are two generous double bedrooms, including the main bedroom which boasts an en suite and gorgeous views of the boat float and the River Dart. A separate family bathroom serves the second bedroom and there is a useful separate w.c. The third floor provides a useful under eaves loft room, ideal as an office, or additional occasional living space.

This apartment combines contemporary style with a prime town centre location, offering the perfect blend of comfort, practicality, and stunning views.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.







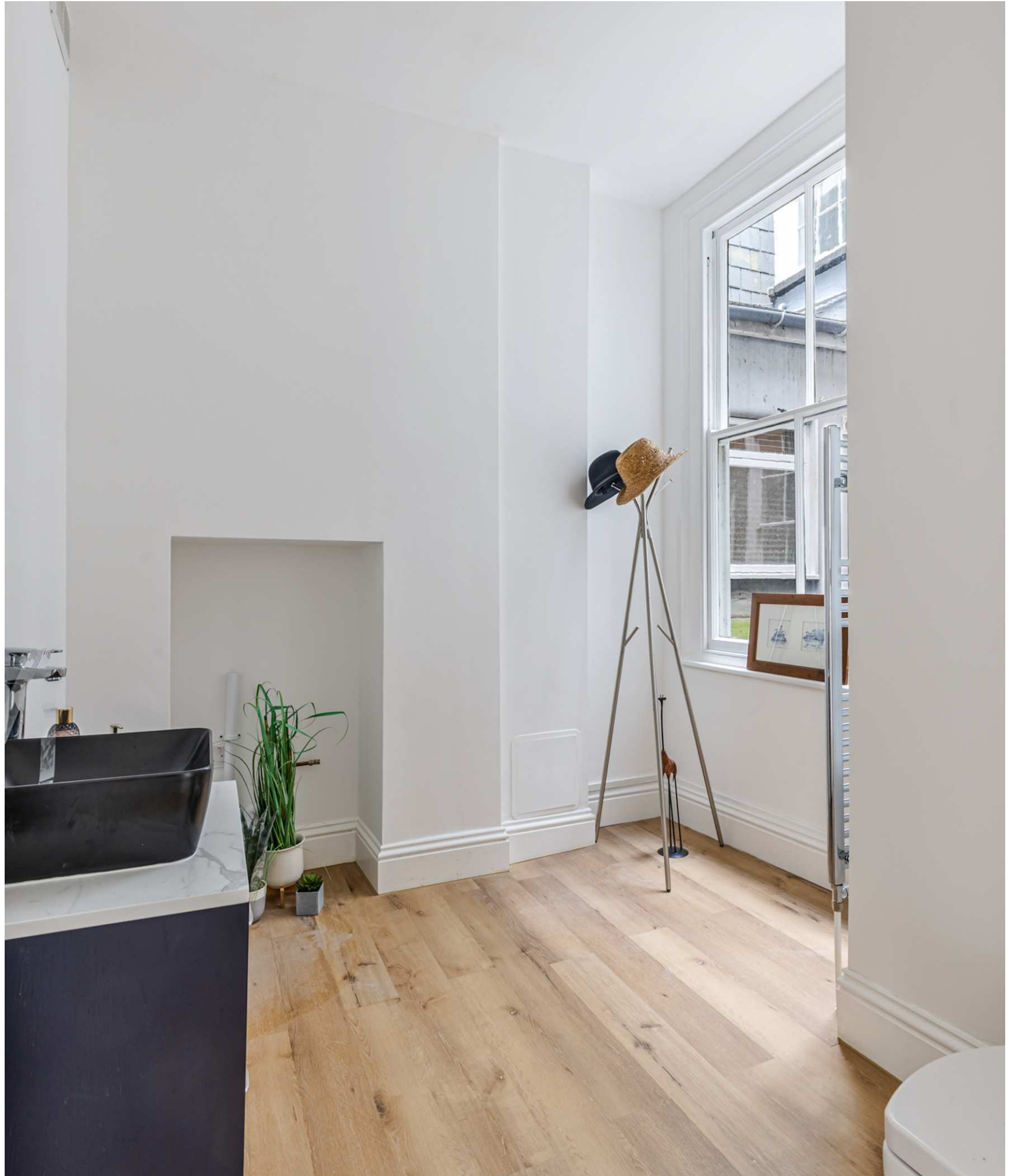
## KEY FEATURES

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- Newly Developed Three Storey Apartment
- Beautiful Views Of The Boat Float & River Dart
- Level Central Position In The Heart Of The Town
- 2 Good Sized Bedrooms And Additional Loft Room
- 1 En Suite
- Stylish Contemporary Accommodation
- New 999 Year Lease To Be Granted









# PROPERTY DETAILS

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## Property Address

Flat 1B, 10 The Quay, Dartmouth, Devon, TQ6 9PS

## 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 - not confirmed by the receivers

## EPC Rating

Current: C Potential: C

## Council Tax Band

To be registered

## Tenure

We have been advised that a new 999 year lease will be granted.

## 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 Dartmouth office turn right along Fairfax Place, take the second left just before boots on the corner and immediately right along Church Close where the entrance door to the property is towards the end on the right hand side

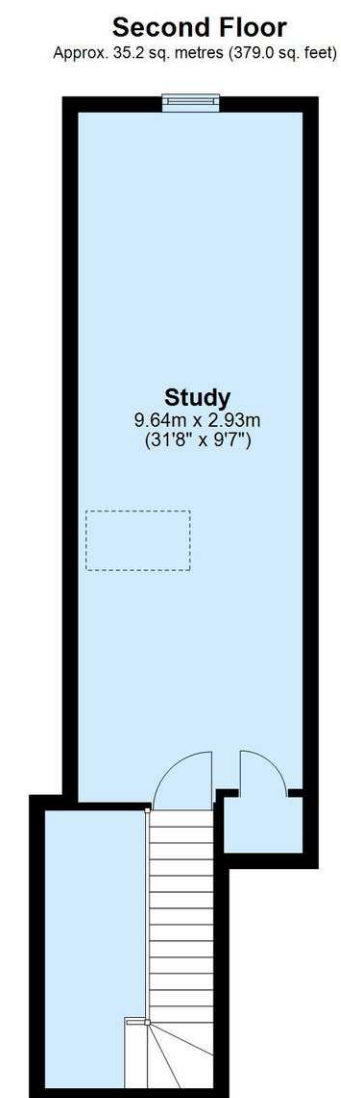
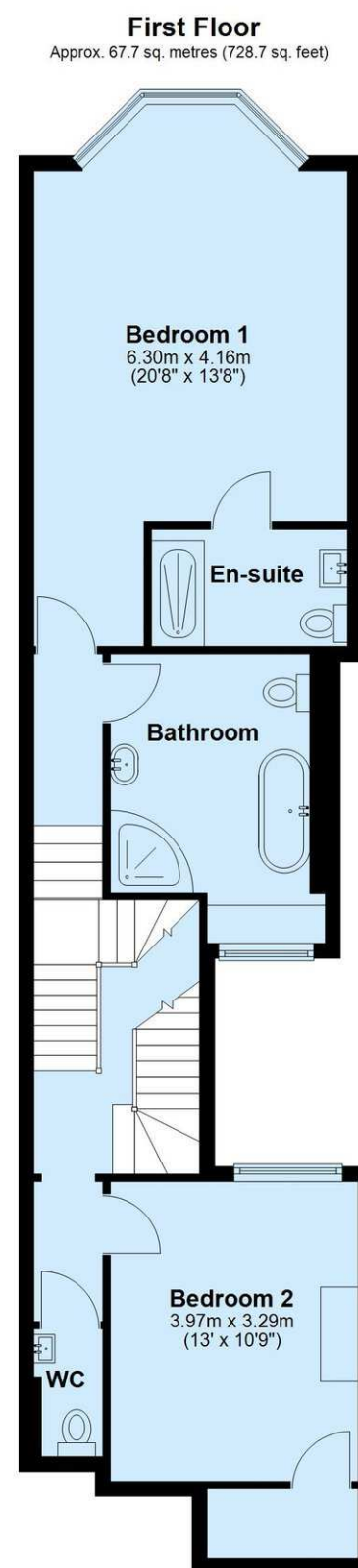
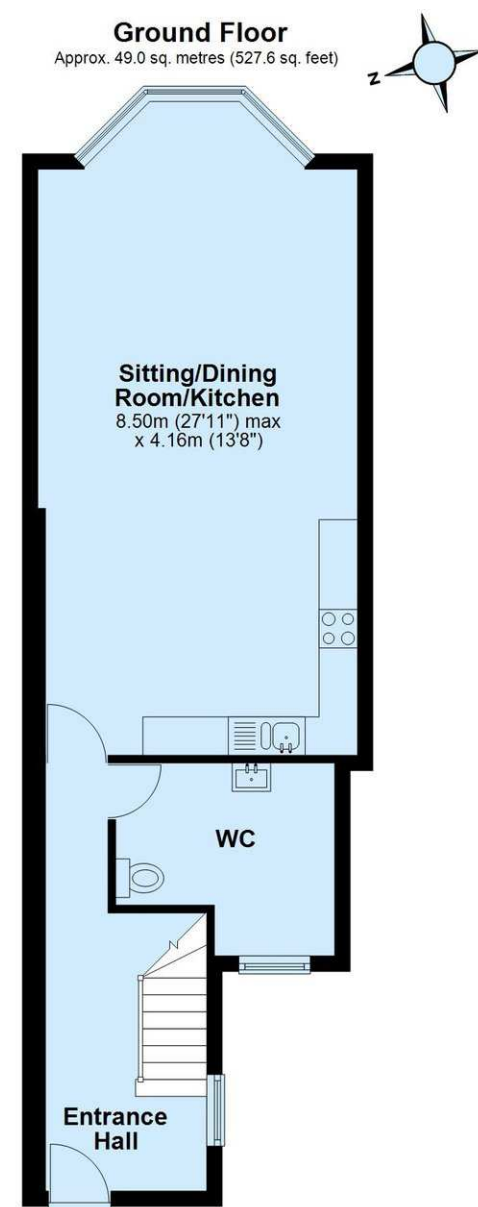
## Viewing

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



Total area: approx. 151.9 sq. metres (1635.4 sq. feet)





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Dartmouth Office

01803 839190 | [dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk)  
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

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