

FLAT 2A
41-43 CLARENCE STREET



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

FLAT 2A 41-43 CLARENCE STREET

A charming duplex apartment set within a Grade II Listed building, occupying a quiet yet exceptionally central position in the heart of the picturesque and highly sought-after South Hams town of Dartmouth. The property is a short walk to the town's wide range of amenities, boutique shops, cafés, restaurants, and the beautiful River Dart is just moments away.

Beautifully renovated, the apartment offers stylish contemporary living with some pretty features, all within the very heart of the town. As such, it would be equally well suited as a town-centre "lock-up-and-leave" bolthole, a main residence, or an attractive investment opportunity in this popular coastal town.

The building is accessed from Clarence Street, with the apartment arranged over two floors. The ground floor comprises an entrance hall, a well-proportioned bedroom, and a sleek, modern shower room. Stairs rise to the main living accommodation, which is open plan and filled with natural light. A particularly attractive feature is the charming French window to the front, overlooking Clarence Street, while a feature stove adds warmth and character, creating a welcoming atmosphere. The kitchenette is neatly fitted with a range of base units, an electric hob, and open shelving, offering both practicality and character. There is also space for a small dining table, making the room ideal for everyday living or enjoying quiet evenings in the heart of the town.

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.



PROPERTY DETAILS

Property Address

Flat 2a, 41-43 Clarence Street, Dartmouth, Devon, TQ6 9NW

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate.

Services

Mains electricity water and drainage. Electric night storage heating

EPC Rating

Current: D Potential: D

Council Tax Band

A

Tenure

Leasehold 999 Year Lease From May 1980

£940.09 p.a Service Charge

Authority

South Hams District Council

Key Features

- Charming Duplex Apartment
- Grade II Listed Building
- Lovely Central Yet Quiet Position
- River Dart, Shops & Restaurants On The Doorstep
- 1 Bedroom
- Pretty Open Plan Living Space

Fixtures & Fittings

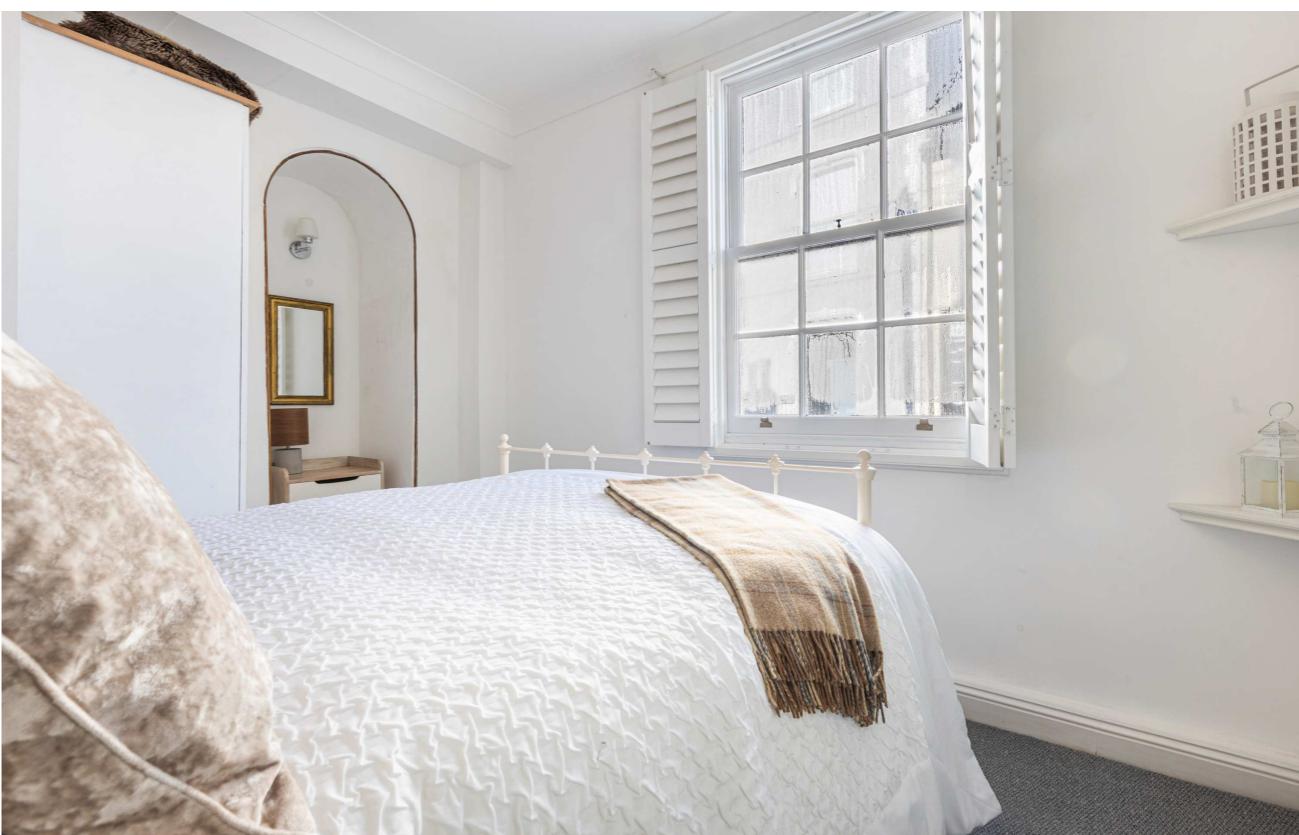
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

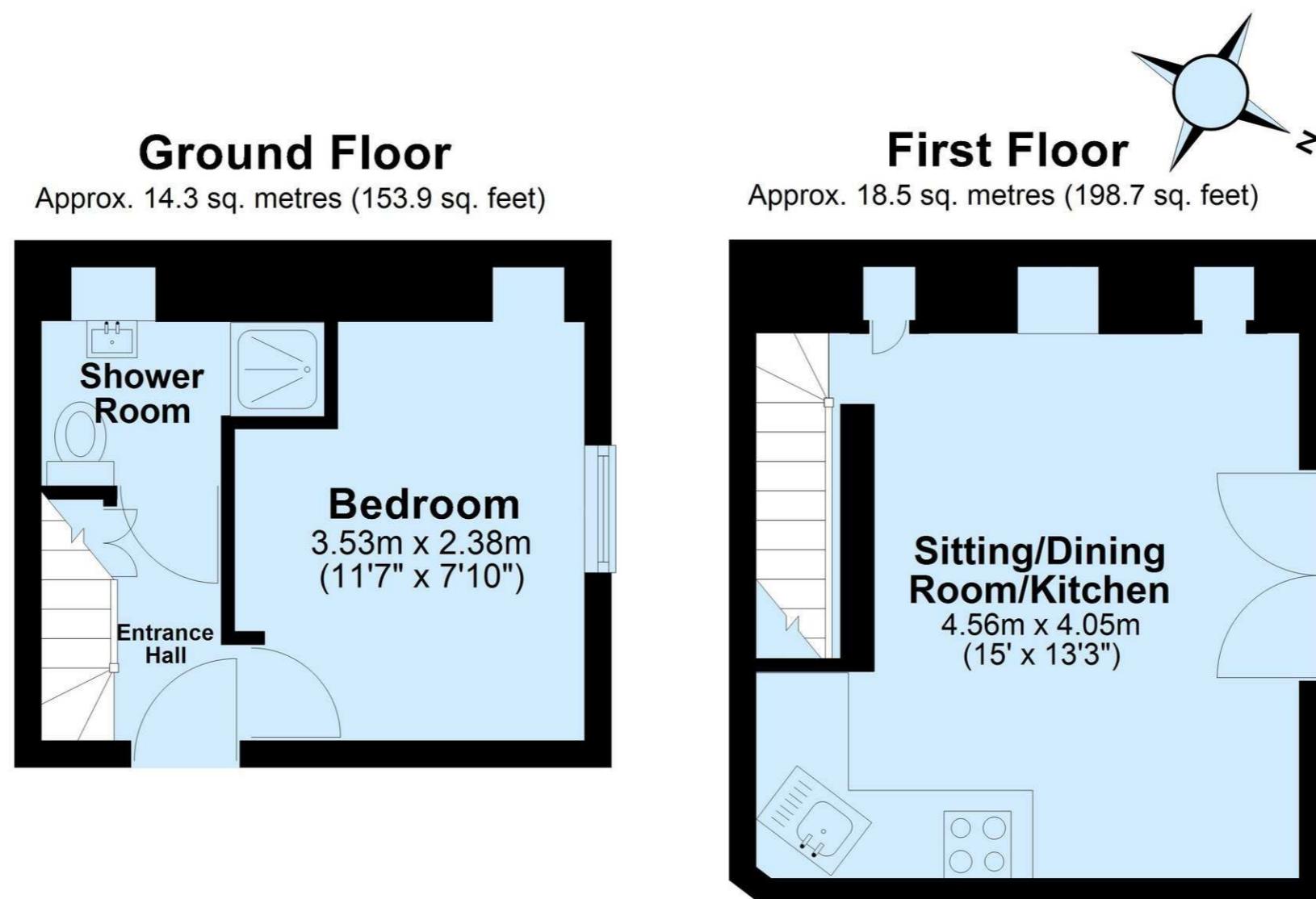
On foot from our offices on Hailey Road, turn right onto Fairfax Place and continue along The Quay and onto Mayors Avenue. Turn left onto Zion Place, by the George and Dragon public house and then right to Clarence Street and the property will be found on the right hand side.

Viewing

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



FLOOR PLAN



Total area: approx. 32.8 sq. metres (352.6 sq. feet)

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