



Above Town, Dartmouth

Guide Price **£525,000**

A delightful coastal home with breathtaking views of the River Dart.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

- Delightful Coastal home
- Perfect holiday let
- 19ft Living room
- Kitchen
- 2 Bedrooms
- Bathroom
- En-suite
- Front garden
- Superb river views
- NO CHAIN

Tenure: Freehold

Property Type: Town House

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Elevated within the town, this property enjoys outstanding views across the river, Kingswear and out to sea, best appreciated from the interior, balcony and front terrace.

The accommodation has been thoughtfully updated, blending modern finishes with retained character. The ground floor offers a spacious, open-plan sitting and dining room (approximately 20ft in depth), featuring a bay window with river views, engineered oak flooring, a flame-effect gas fire and useful understairs storage. The well-appointed kitchen includes a comprehensive range of units with granite-effect worktops, integrated appliances, eye-level double oven, and a stable door leading to the outside.

Upstairs, the rear bathroom is fitted with a contemporary white suite, including bath with shower over, complemented by tiled flooring and part-tiled walls. The principal bedroom to the front enjoys fine sea views from the bay window, along with access to a balcony and fitted wardrobes. The second bedroom has been enlarged to provide flexible accommodation for a double and single bed or home office space, and benefits from an en-suite shower room.

Externally, the front terrace provides an ideal vantage point to enjoy the surrounding views (subject to a shared right of way). To the rear, there is a useful block-built store with shared access.

Further benefits include gas central heating and all mains services connected.

Freehold.

Council tax: Current business rated.

EPC: D

Property size: 990





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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