

FLAT 1, STELLA MARIS DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FLAT 1, STELLA MARIS, 25 SOUTH TOWN

Set within a pretty Grade II Listed building in one of Dartmouth's most popular and established residential areas, this spacious ground floor apartment combines period character within a short and gentle stroll of the town centre and the picturesque River Dart.

The property represents an ideal opportunity as a lock up and leave coastal bolthole, permanent residence, or an attractive holiday letting investment. Its superb location places Dartmouth's vibrant mix of independent shops, galleries, cafés and restaurants on the doorstep, while still offering a peaceful and established residential setting.

The apartment is well proportioned throughout, with a welcoming sense of space from the moment you enter. Retaining a number of charming period features the property successfully blends character with practicality, further enhanced by gas central heating for year-round comfort.

The accommodation is arranged entirely on one level, making it especially convenient and accessible. Internally, the layout comprises a welcoming entrance hall which leads to a well-proportioned sitting room with some river views enjoying a comfortable and relaxed atmosphere ideal for both everyday living and entertaining. The fitted kitchen/breakfast room provides space for informal dining, with a practical layout suited to extended stays or holiday use, and there is a useful separate utility area. There are two well-sized bedrooms, each offering versatility for guests, family accommodation or home working if required. A family bathroom serves the apartment, complemented by a separate WC for added convenience.

The property benefits from a 999-year lease from 8 January 1998 and includes a one-third share of the freehold, providing a strong degree of control and involvement in the management of the building. Rather than a fixed service charge, the arrangement operates on a proportional basis, with a 30% contribution towards the maintenance and repair of key structural and communal elements, including the foundations, roof, external walls and services to be agreed by all owners. This approach helps ensure the long-term upkeep of the building while maintaining transparency and shared responsibility among the owners.

Dartmouth is one of South Devon's most iconic and sought-after waterside towns, renowned for its deep natural harbour, strong maritime heritage and exceptional sailing facilities. The town hosts the internationally famous Royal Regatta each year and offers a lively yet relaxed atmosphere throughout the seasons. A superb selection of independent shops, restaurants, art galleries and traditional pubs line its historic streets, while the surrounding area provides outstanding natural beauty, coastal walks and access to some of Devon's finest beaches.

For leisure pursuits, several highly regarded golf courses are within easy reach, and sailing, paddleboarding and boating are all part of everyday life on the river. Transport connections are excellent for a coastal town of its character, with rail services to London Paddington available via Totnes, approximately 13 miles to the north. The A38 Devon Expressway at Buckfastleigh provides convenient road access to Exeter, the M5 and beyond.

This charming apartment offers a rare combination of some period features, convenience and lifestyle in one of the South Hams most desirable coastal locations.





KEY FEATURES

Pretty Grade II Listed ground floor apartment in a pretty Dartmouth location

Just a short gentle walk to the town centre and scenic River Dart waterfront

Spacious accommodation with attractive character features

Generous sitting room and fitted kitchen/breakfast room

Two well-proportioned bedrooms with versatile living options

Family bathroom plus separate WC for added convenience

999-year lease from 1998 with one-third share of freehold ownership and jointly agreed maintenance between the three apartment owners

Strong holiday home, permanent residence or investment potential in a prime South Hams location





PROPERTY DETAILS

Property Address

Flat 1, Stella Maris, 25 South Town, Dartmouth, Devon, TQ6 9BX

Mileages

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

Services

Mains gas, electricity, water and drainage. Gas fired central heating

EPC Rating

Current: D Potential: C

Council Tax Band

B

Tenure & Service Charge

999 year lease from 08/01/1998 and a third share of freehold

No service charge but 30% contribution to fund cost of maintaining /repairing foundations, roof, external walls & services to be agreed between all three owners

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.
01803 861234

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 Hauley Road, turn left up Newcomen Road which in turn becomes South Town. Flat 1 Stella Maris will be found after a short distance on the right

Viewing

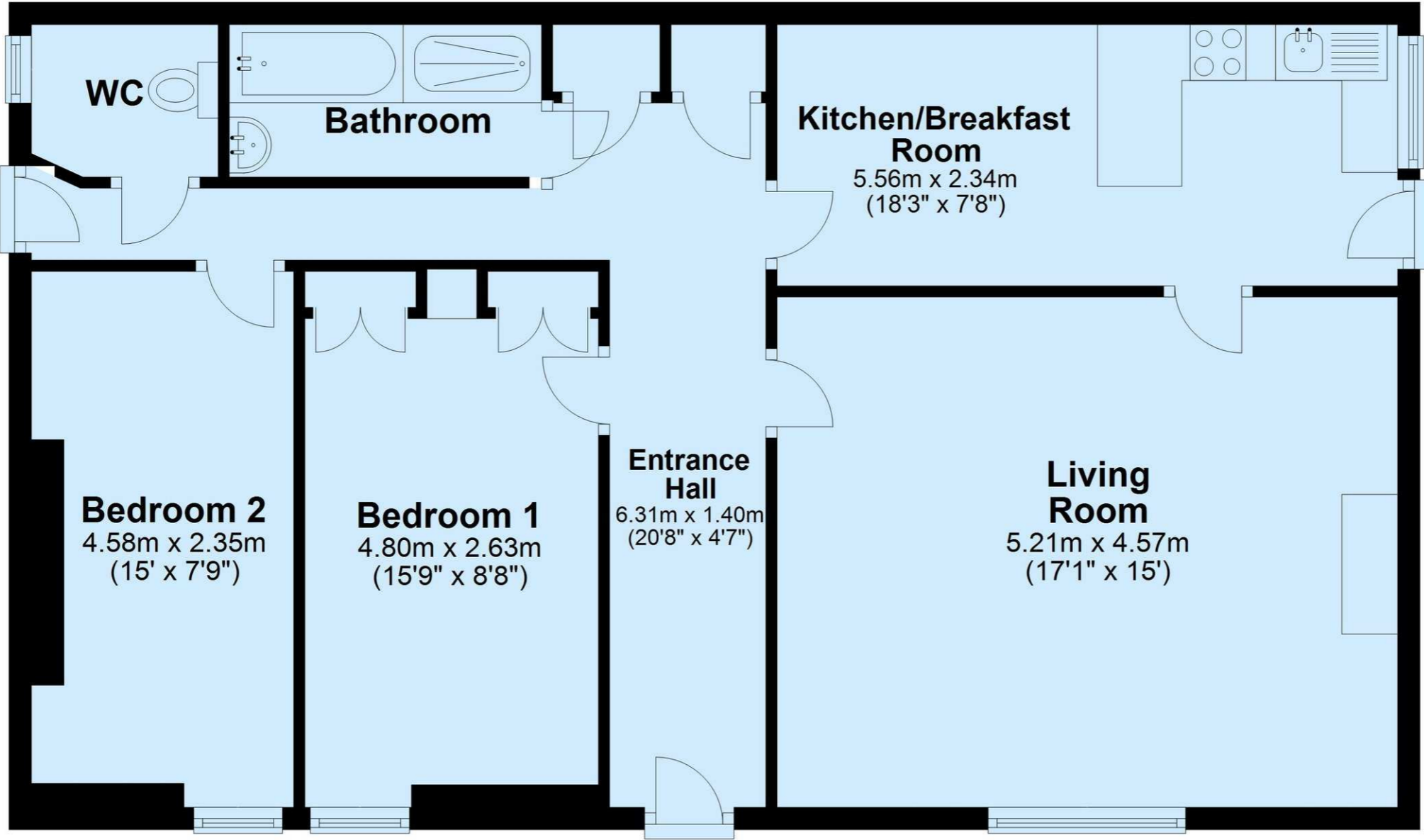
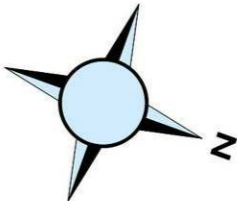
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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FLOOR PLAN

Flat 1, Stella Maris
Approx. 81.1 sq. metres (873.5 sq. feet)



Total area: approx. 81.1 sq. metres (873.5 sq. feet)



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