



Clarence Hill, Dartmouth

Guide Price **£425,000**

A wonderful first floor apartment with river views, a courtyard and a parking space.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

No. 3 Mount Galpin forms part of an exclusive Grade II Listed conversion comprising just four apartments. Offering generously proportioned accommodation with high ceilings and an abundance of period character, this unique home also benefits from the rare advantage of an allocated parking space.

Situated on one of Dartmouth's most sought-after residential roads, the apartment enjoys a peaceful setting whilst remaining within easy reach of the town's shops, restaurants and amenities. The property offers flexible accommodation ideally suited as a permanent residence, second home or holiday let. Light and airy throughout, the apartment boasts attractive period features including ornate ceiling coving, ceiling roses, a large fireplace and well-proportioned rooms. The property is offered for sale with no onward chain.

Entrance Hall. Stairs rise to the first floor with understairs storage and a cupboard housing the fuse box.

Living Room. A wonderfully spacious dual-aspect reception room featuring impressive high ceilings, ornate coving and a large fireplace with surround. A window seat enjoys delightful southerly views across Dartmouth, the River Dart and out towards the sea creating a light and inviting space.

Kitchen. Situated to the rear of the property, the kitchen has a comprehensive range of base and wall-mounted units with complementary work surfaces and a stainless steel sink unit. Integrated appliances include a Bosch double oven and four-ring hob with extractor hood above. There is space and plumbing for a dishwasher and washing machine, together with space for a fridge. A side window provides natural light and a cupboard houses the hot water cylinder.

A well-proportioned bathroom comprising a panelled bath with shower over, pedestal wash hand basin and WC. A window provides natural ventilation and light.

First Floor Landing. With useful storage and access to the loft space.

Principal Bedroom. A superb dual-aspect double bedroom enjoying magnificent views across Dartmouth, the River Dart and out to sea. Bright and airy, the room benefits from a range of built-in cupboards providing ample storage.

Bedroom Two. A further double bedroom with views across the River Dart towards Kingswear and the surrounding countryside beyond.

Outside. A particularly valuable feature of the property is the allocated parking space situated opposite the apartment, a rare asset in this part of Dartmouth.

Shared steps to the side of the building lead to the front entrance and a courtyard area, providing an attractive space for outside dining and entertaining.

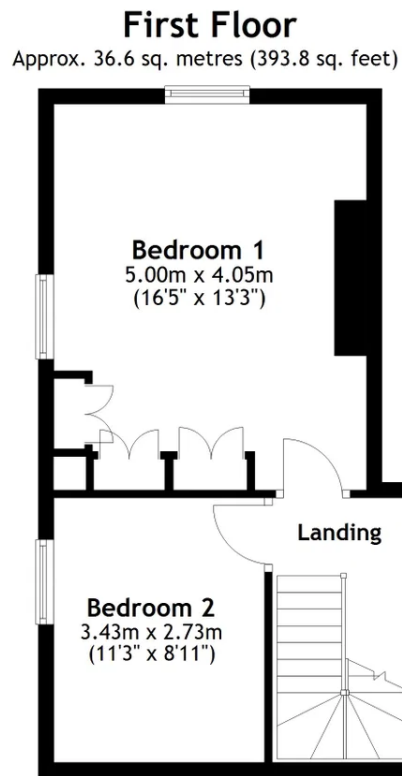
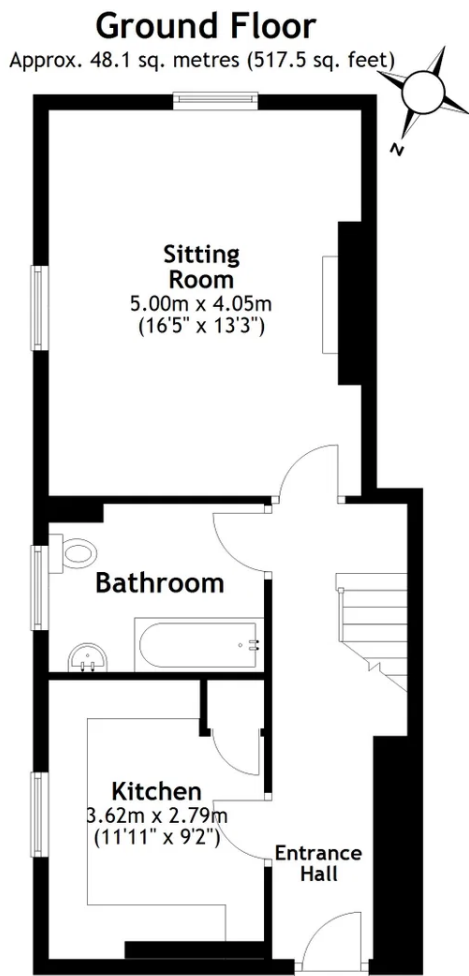
Services. Mains water, electricity and drainage are connected. Electric heating.

Tenure. Leasehold with a share of the freehold. Approximately 943 years remain on the lease which commenced in 1970. There is a maintenance/service charge of approximately £1,440 per annum. For further information, please contact the office.

Council band: D

Property size: 911 Sqft





Total area: approx. 84.7 sq. metres (911.3 sq. feet)
Flat 3 Mount Galpine , Clarence Hill, Dartmouth



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