





Totnes 12 miles Plymouth 29 miles Exeter 40 miles

- No onward chain
- 2 apartments
- Prime retail opportunity
- Successful holiday let
- Grade II Listed
- Town centre location
- Freehold
- EPC C / Council Tax N/A

## SITUATION

Dartmouth is situated at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns with its charming historic streets, scenic river location and surrounding rolling countryside. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre, three supermarkets and is home to the Britannia Royal Naval College. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

## DESCRIPTION

Foss Street is one of Dartmouth's most historical and famous streets and marks the line of a medieval dam which included a tidal mill. Today the street is lined with a variety of independent and charming shops and galleries. 22 Foss Street is situated in a prime position and offers a retail unit with two, one bedroom self contained apartments above. The shop is currently tenanted by a premium knitwear retailer whilst the apartments are successful holiday lets.

Both apartments feature an open plan living space with two large sash windows to the front flooding the space with natural light. The kitchens feature a range of floor and wall mounted units above and below granite worktops and upstands and oak flooring as well as an integrated electric oven, hob and fridge. The bedrooms boast decorative fireplaces, built in storage and windows overlooking the rear of the property. The bedrooms are served by smartly fitted ensuite shower rooms comprising shower, WC, wash hand basin and heated towel rail.

## TENURE

Freehold.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating with separate boilers to the apartments.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

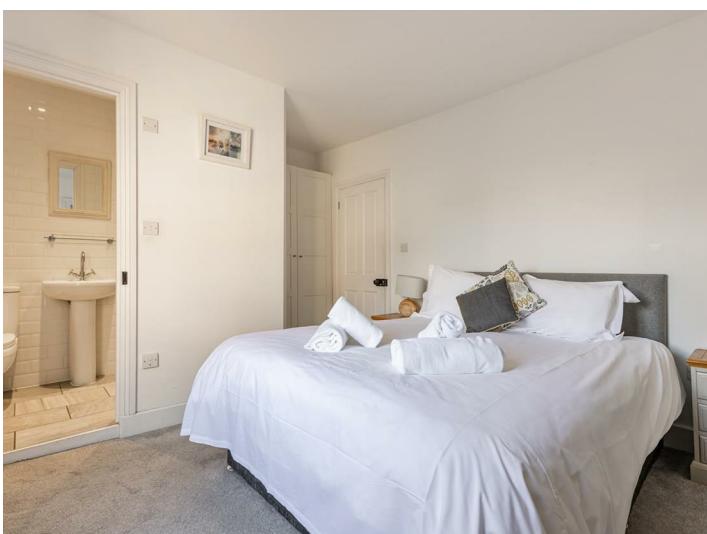
## VIEWING

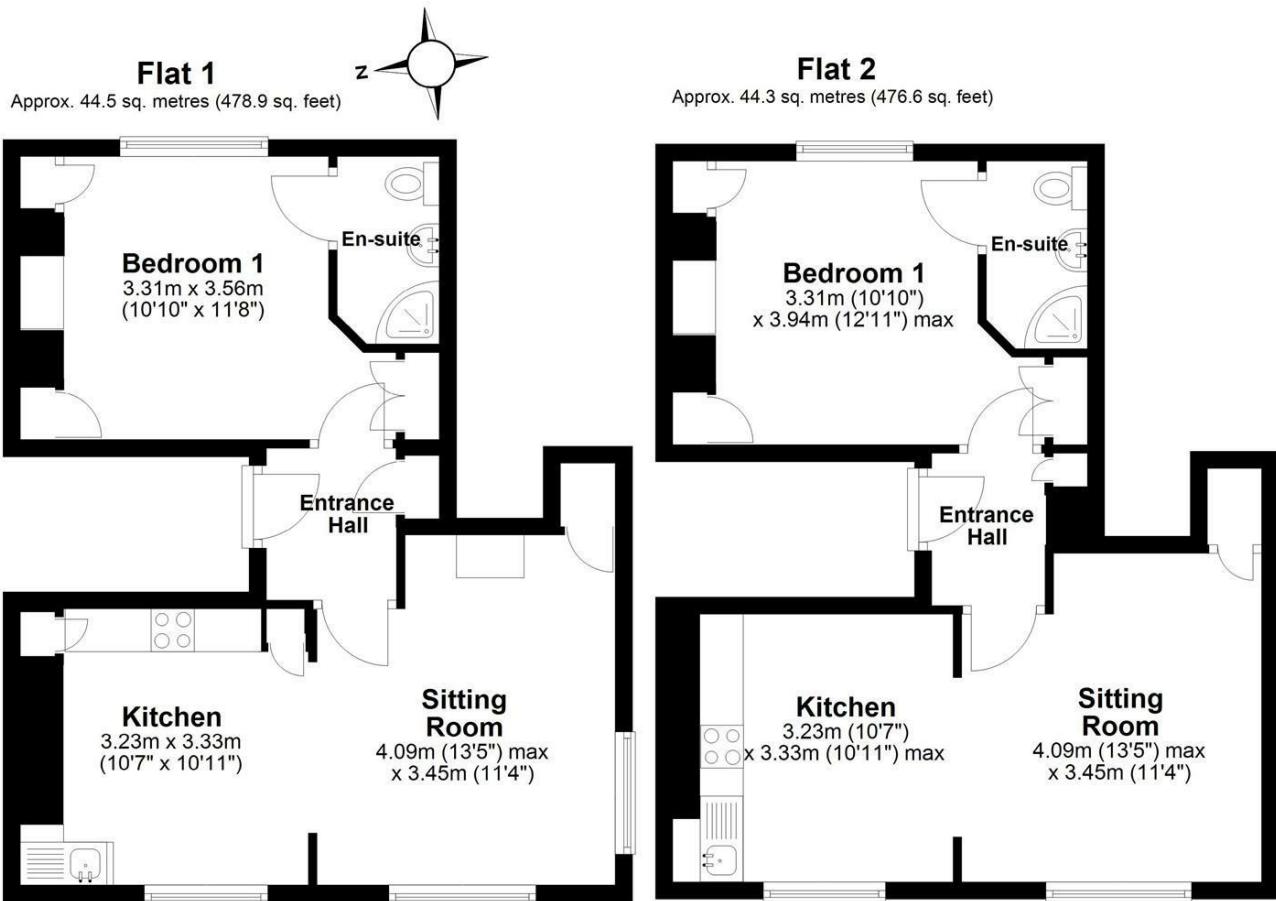
Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

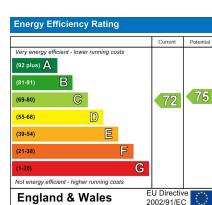
From Stags Dartmouth office turn right into Foss Street where at the end you will find the property on the right hand side.

**Guide Price £395,000**





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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