

FLAT 7  
ASHLEIGH COURT



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

# FLAT 7 ASHLEIGH COURT, DARTMOUTH

---

## WITH NO ONWARD CHAIN

Set within a well-maintained and attractive converted and extended period house, this light and inviting first-floor apartment enjoys a quiet and tucked-away position in a sought-after residential area, yet remains conveniently within 10 minutes walking distance of the vibrant town centre and is served by a nearby bus route.

Accessed via a communal entrance, the apartment opens into a welcoming private hallway, thoughtfully designed to provide access to all rooms and offering an immediate sense of space and flow.

The heart of the home is the nicely proportioned open-plan living area, a bright and comfortable space ideal for both relaxing and entertaining. A feature fireplace creates a natural focal point, while a window frames a pleasant outlook, allowing natural light to pour in throughout the day. The living area is open to a well-appointed kitchen, fitted with a good range of wall and base units, providing storage and workspace for everyday living.

The property offers two well-balanced bedrooms, with flexibility for one to be used as guest accommodation, a home office, or hobby space if desired. The shower room is stylishly fitted with modern fixtures and finishes, completing the internal accommodation.

Externally, the apartment benefits from access to a communal garden area, offering a pleasant outdoor space. In addition, the property includes the valuable advantage of an allocated parking space.

Please note that this apartment cannot be holiday let.

The charming town of Dartmouth is widely regarded as one of the most picturesque destinations in the South Hams, set on the banks of the River Dart and famed for its maritime heritage. A haven for sailing enthusiasts, the town hosts the renowned annual Royal Regatta and provides excellent facilities for yachtsmen.

Dartmouth boasts a delightful array of independent shops, cafés, restaurants, and art galleries, all contributing to its vibrant yet relaxed atmosphere. Surrounded by rolling countryside and within easy reach of some of South Devon's most stunning beaches, the area offers an exceptional lifestyle for those who enjoy the outdoors. There are also several highly regarded golf courses nearby. For those needing to travel further afield, mainline rail services to London Paddington are available from Totnes (approximately 13 miles away), while the A38 Devon Expressway at Buckfastleigh (around 19 miles) provides convenient road links to Exeter and beyond.



# PROPERTY DETAILS

## Property Address

Flat 7, Ashleigh Court, Dartmouth, Devon, TQ6 9HQ

## Mileages

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

## Services

Mains electricity gas water and drainage. Gas fired central heating

## EPC Rating

Current: C Potential: C

## Council Tax Band

B

## Tenure

Share of freehold and 970 years left of a 999 year lease  
Annual service charge of £1,181 p.a.

## Authority

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

## Key Features

- First-floor apartment set within an attractive and well-maintained converted period house
- Quiet and sought-after residential location within 10 minutes walking distance of the town centre
- Bright open-plan living area with pleasant outlook
- Two well-proportioned bedrooms providing home office potential
- Access to a communal garden area
- Allocated off-road parking space

## Fixtures & Fittings

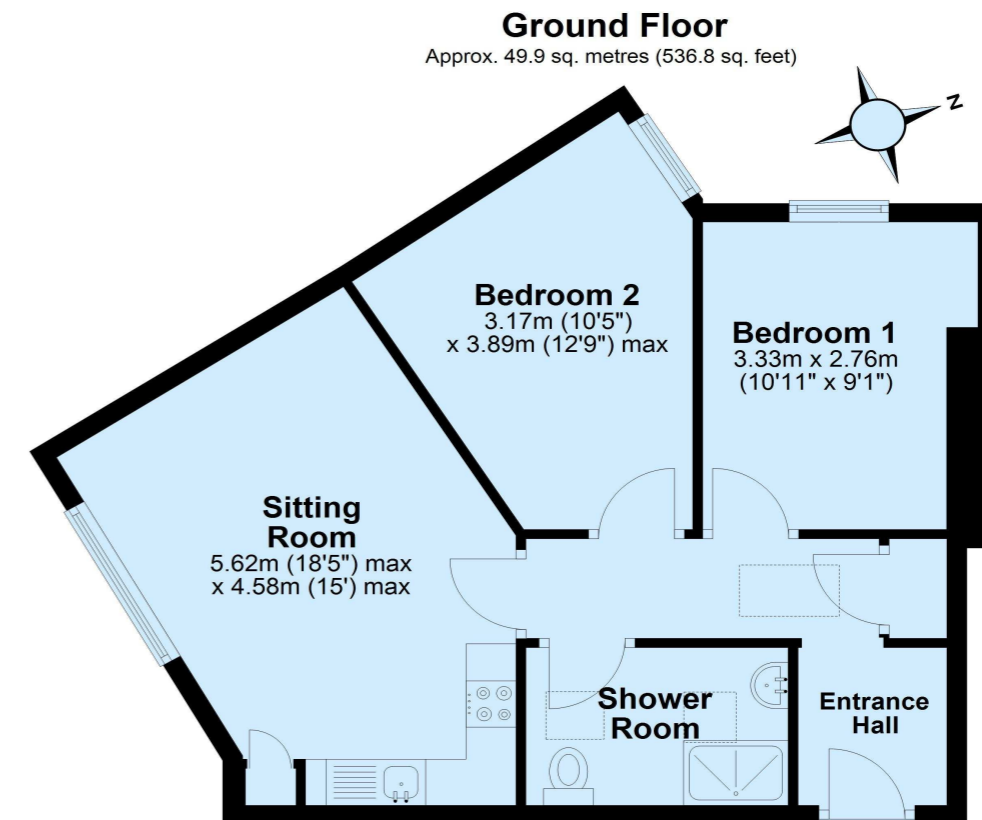
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From the Marchand Petit office proceed Fairfax Place and past the boat float on your right. Turn left on to Duke Street which becomes Victoria Road. Follow the road up the hill and around the sharp right hand bend, when you reach the beginning of Townstal Road, turn left into Church Road. Carry on up the hill where you will find the property on the right hand side

## Viewing

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



Total area: approx. 49.9 sq. metres (536.8 sq. feet)

# View From Car Park



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590