

QUAYSIDE, 2A CHURCH CLOSE,
DARTMOUTH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



QUAYSIDE, 2A CHURCH CLOSE, DARTMOUTH

A beautifully positioned two-bedroom Grade II listed apartment, enjoying truly superb views across the picturesque Boat Float and out towards the River Dart beyond. Situated in the very heart of the ever-popular South Hams town of Dartmouth, this delightful home has been a much-loved second residence and successful holiday let in recent years.

Occupying the second floor of an attractive period building, the apartment provides an ideal low-maintenance “lock up and leave” property, perfectly suited to those seeking a relaxed coastal lifestyle or an easily managed bolthole in one of Devon’s most sought-after waterside locations. The setting is particularly special, with immediate access to the town’s vibrant selection of independent shops, cafés, restaurants and galleries, all just moments from the doorstep.

Accessed via Church Close, a communal staircase rises to the second floor, where the apartment opens into the entrance hall. From here, the accommodation flows through to the main sitting and dining room, a wonderfully light and inviting space featuring a large window that perfectly frames the captivating water views, creating a constantly changing backdrop throughout the seasons.

The kitchen is arranged in a galley style, with space for a fridge/freezer and washing machine. Continuing along the hallway, there is a separate WC and modern bathroom with a shower over the bath. The apartment offers two bedrooms, including a comfortable bunk room and the main bedroom, which enjoys attractive views towards St Saviour’s Church and benefits from a useful walk-in dressing room.

Dartmouth itself is widely regarded as one of the most desirable coastal towns in the South West, famed for its sailing heritage, deep-water harbour and the annual Royal Regatta. Surrounded by rolling countryside and close to an array of stunning beaches, the area offers an exceptional lifestyle both on and off the water. For those needing to travel further afield, mainline rail connections to London Paddington are available from nearby Totnes, while the A38 Devon Expressway can be accessed at Buckfastleigh, providing convenient links to the wider region.

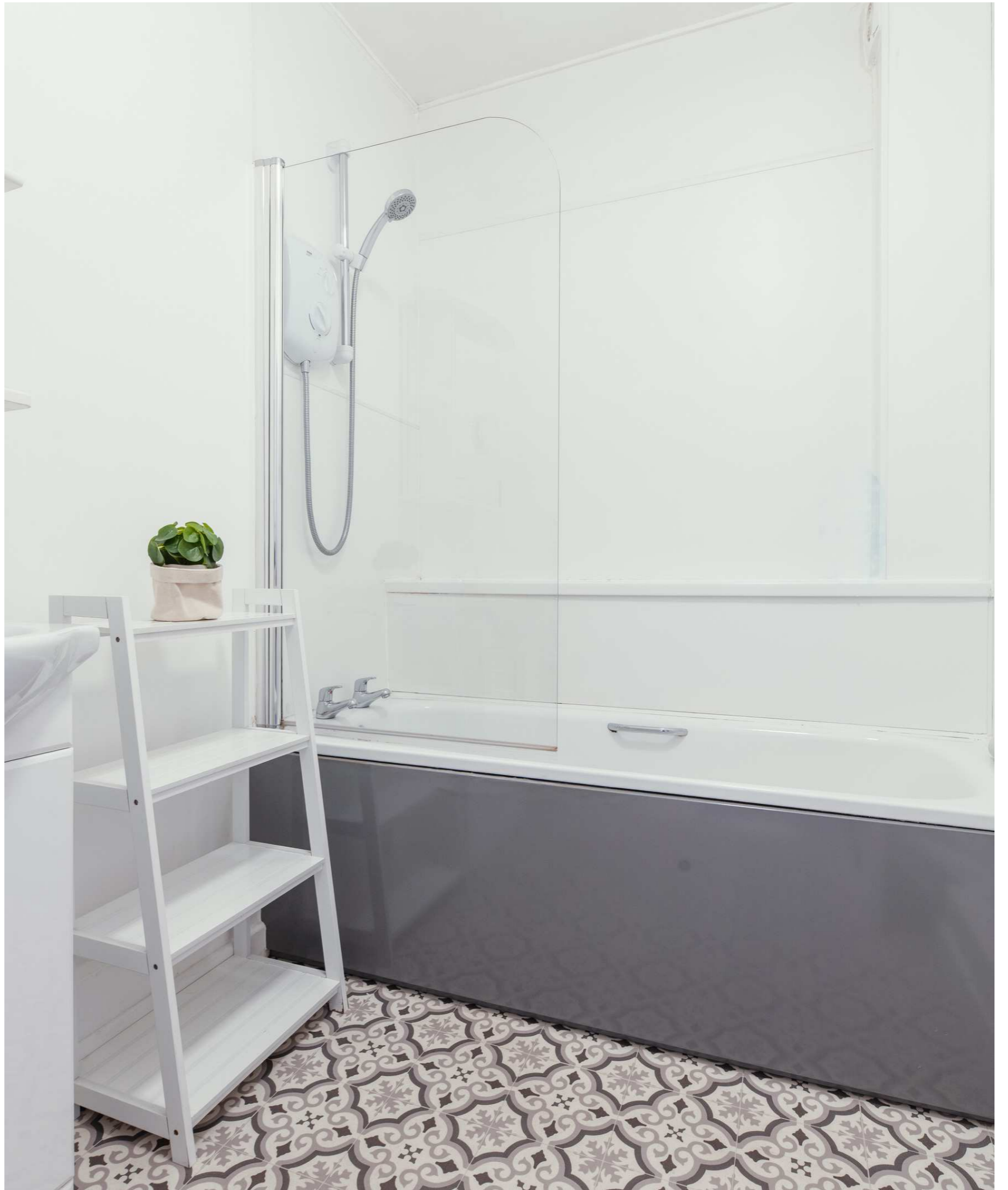




KEY FEATURES

- Lovely second-floor Grade II listed apartment in a central position
- Stunning views across the Boat Float and towards the River Dart
- Bright and spacious sitting/dining room with large feature window
- Two well-proportioned bedrooms, including main with dressing room
- Modern bathroom with shower over bath plus separate WC
- Ideal low-maintenance lock-up-and-leave or holiday let investment
- Located in the heart of Dartmouth, close to shops, restaurants and the waterfront





PROPERTY DETAILS

Property Address

Quayside, 2a Church Close, Dartmouth, Devon, TQ6 9DH

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: D Potential: C

Council Tax Band

B

Tenure

Leasehold 999 years from January 2018
Service charge £2694 p.a. Ground rent £150 p.a.

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

From the Dartmouth office turn right along Fairfax Place, take the second left just before boots on the corner and immediately right along Church Close where the entrance door to the property is on the right hand side.

Viewing

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



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.

FLOOR PLAN

Ground Floor

Approx. 67.3 sq. metres (724.4 sq. feet)



Total area: approx. 67.3 sq. metres (724.4 sq. feet)



MARCHAND PETIT

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