

CHANDLERS KINGSWEAR



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



CHANDLERS, 10 FORE STREET, KINGSWEAR

A charming one-bedroom apartment enjoying stunning views across the River Dart towards Dartmouth, situated in the heart of the picturesque riverside village of Kingswear.

This delightful property has been a much-loved second home and would make an ideal lock-up-and-leave bolthole. The village amenities and ferry connections to Dartmouth are right on the doorstep, making this an excellent base for enjoying the South Devon coast and River Dart.

The accommodation is light and airy and benefits from its own separate entrance. The property comprises an open-plan living space, with a comfortable sitting room featuring a large sash window and pretty river views. The sitting room opens through to a fitted kitchen, with double doors leading out to a private courtyard.

There is a good-sized bedroom and a separate shower room.

Residents also have use of a communal garden with a raised deck area, providing a wonderful spot from which to relax and enjoy the beautiful river and Dartmouth views.

The apartment is eligible for a resident parking permit.

The property is held on a 999-year lease commencing 22nd December 1999, with an annual service charge of £912.

Please note: holiday letting is not permitted at this property.

Kingswear

Kingswear occupies a superb position on the east bank of the River Dart, opposite the historic port of Dartmouth and the Britannia Royal Naval College. The village is particularly popular with the sailing community and offers excellent marina facilities, deep-water moorings, local shops and the Royal Dart Yacht Club.

A seasonal steam railway service operates to Torbay, while passenger and car ferry services provide a continuous year-round link between Kingswear and Dartmouth.

Churston Golf Course and sandy beaches are also within approximately four miles.





KEY FEATURES

- Charming one-bedroom apartment in the heart of picturesque Kingswear
- Stunning River Dart views across to historic Dartmouth
- Light and airy open-plan living accommodation
- Fitted kitchen with double doors opening onto a private courtyard
- Good-sized bedroom and a separate shower room
- Use of communal garden with a raised deck offering beautiful riverside views
- Eligible for a resident parking permit
- 999-year lease and £912 annual service charge; holiday letting not permitted





PROPERTY DETAILS

Property Address

Chandlers, Fore Street, Kingswear, Devon, TQ6 0AD

Mileages

Dartmouth ¼ mile by ferry, Totnes 12 miles, Torquay 11 miles. All mileages are approximate.

Services

Mains electricity water and drainage. Electric heating

EPC Rating

Current: D Potential: C

Council Tax Band

A

Tenure & Service Charge

999 year leasehold from 22nd December 1999

£912.00 per annum

Authority

South Hams Disrict Council

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 Dartmouth take either the lower ferry or passenger ferry to Kingswear. Follow the high street passing The Steam Packet Inn and the property is on the right hand side

Viewing

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

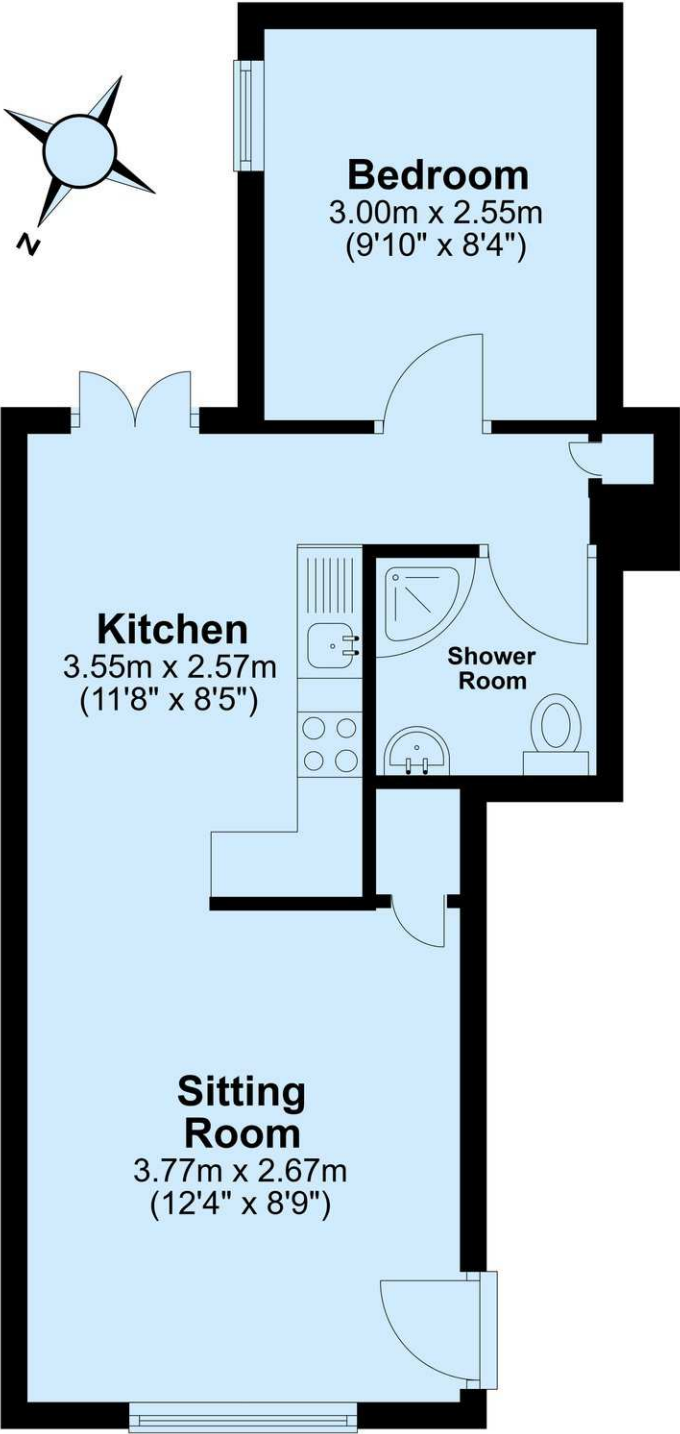


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FLOOR PLAN

Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 35.7 sq. metres (383.8 sq. feet)



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