



MILLARD  
COOK

# 7 Charles Street Dartmouth TQ6 9QG

A charming and superbly presented two-bedroom cottage, ideally located in the heart of the conservation area in Dartmouth town centre, overlooking the vibrant Market Square. Currently operating as a successful holiday let, this delightful home offers both character and convenience, making it an excellent investment or coastal retreat.

The property is arranged on level ground and benefits from a rare and highly sought-after feature in this central location—an off-street parking space to the rear, along with a garden area.

Inside, the accommodation is thoughtfully laid out, with a welcoming lounge flowing seamlessly into a modern kitchen/dining room, complete with contemporary units and integrated appliances. Upstairs, there are two well-proportioned double bedrooms and a stylish family bathroom.

The cottage has been meticulously maintained and further benefits from gas-fired central heating, ensuring comfort throughout the year.



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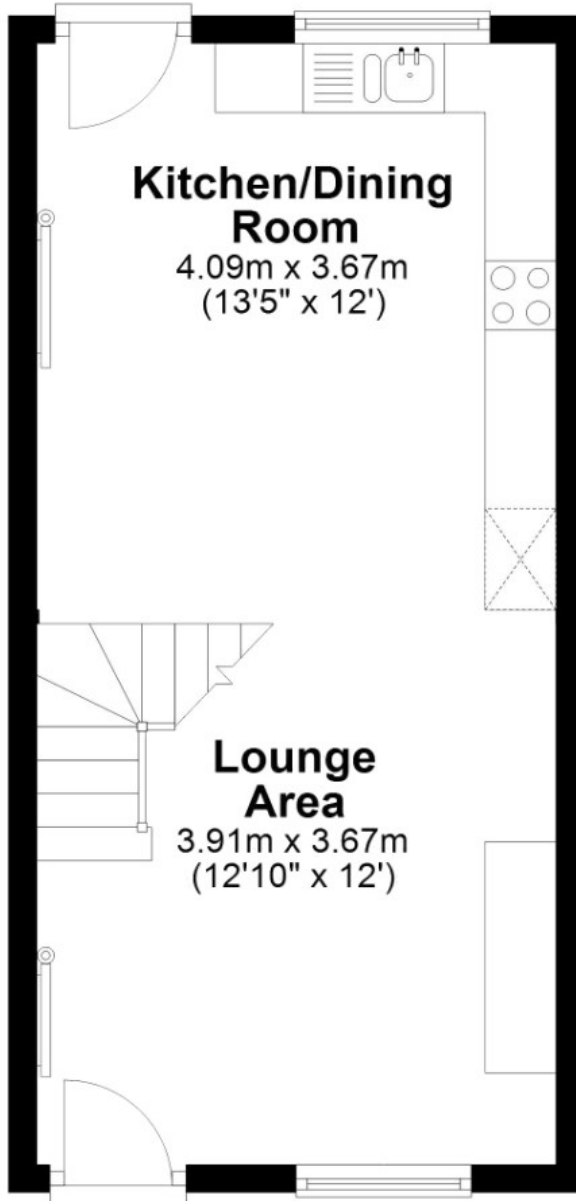
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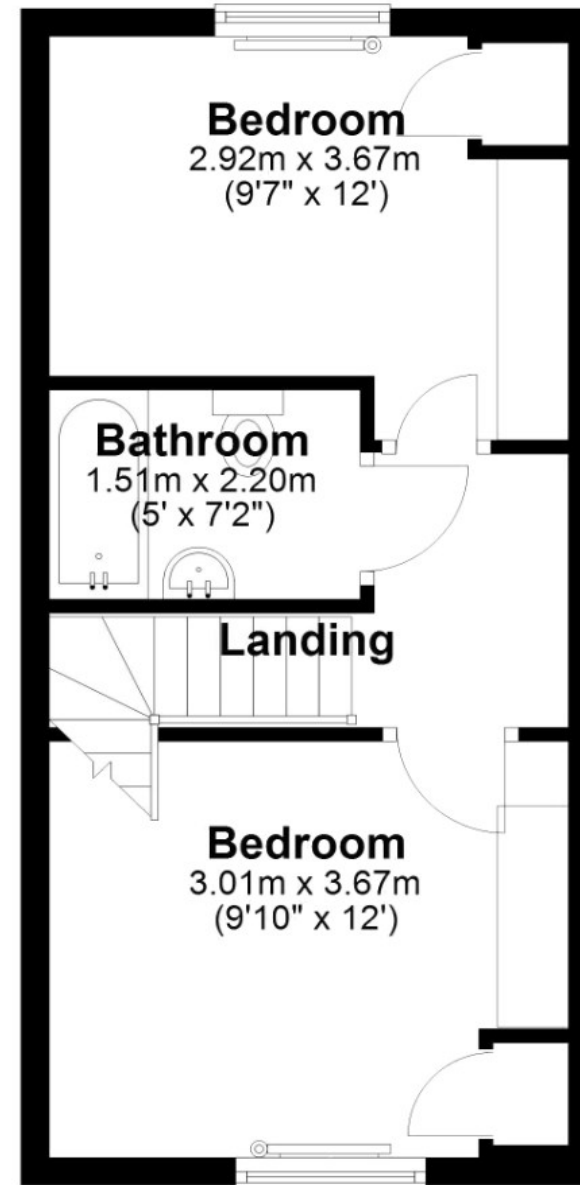
## Ground Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



## First Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



Total area: approx. 59.4 sq. metres (639.5 sq. feet)



## Services

All mains services are connected.

Freehold

EPC: C

Council Tax: Currently business rated

Property size,



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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