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Fulmar



Torquay 10 miles Totnes 11 miles Exeter  
39 miles

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A charming 2 bed apartment with parking in the heart of picturesque Kingswear village, just a stone's throw from the River Dart.

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- No onward chain
- 2 bedroom apartment
- Heart of the village
- Ideal investment
- Parking
- Holiday let potential
- Leasehold
- EPC E / Council Tax B

Guide Price £212,000

#### SITUATION

Kingswear sits on the sunny east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop, primary school and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 12 miles away and provides speedy access to Exeter and the country beyond whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.

#### DESCRIPTION

Fulmar forms part of Longford Cottage, an attractive red brick dwelling situated in a prime position in the heart of the picturesque village of Kingswear and only a stone's throw from the River Dart. The property is currently divided into two separate apartments but was once the stables for Longford House. Longford House was home to French Naval Officers during WWII including Philippe de Gaulle, the General's son, who was a junior officer at the time and was visited by his father. Longford Cottages is only a stone's throw from the River Dart situated on the ever charming Priory Street. The location is perfect for exploring the surrounding coast and countryside with the coastal path being nearby and also a slipway offers direct access from Priory Street to the River Dart. The accommodation has recently been redecorated and has new carpet laid to the sitting room, bedrooms, hallway and stairs. With no onward chain the apartment is an ideal main home in the heart of the village or second home/holiday let.

#### ACCOMMODATION

The front door leads directly from Priory Street to the entrance hall which has a cupboard for storing shoes and coats. Accessed from the hall is a ground floor bedroom which could also be utilised as a study with a window overlooking Priory Street. Stairs rise to the first-floor landing and the kitchen/dining room which has a range of floor and wall mounted units and space for an electric oven, fridge/freezer, washing machine and tumble dryer. The cosy sitting room features a characterful,

exposed beam and window overlooking Priory Street. Next to the sitting room is a bedroom which will accommodate at least a double bed and features built in wardrobes and wonderful vaulted ceiling. Accessed from the landing is a smartly finished shower room with enclosed shower, WC, wash hand basin and heated towel rail. The shower room provides a wonderful view of the River Dart and across to the Britannia Royal Naval College.

#### OUTSIDE

Next to the property is a private, gated driveway where there is a designated parking space for Fulmar.

#### TENURE

Leasehold with a share of the freehold - a new 999 year lease will be granted upon completion.

#### SERVICES

Mains electricity, water and drainage. Electric radiators throughout.

Superfast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

#### LOCAL AUTHORITY

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

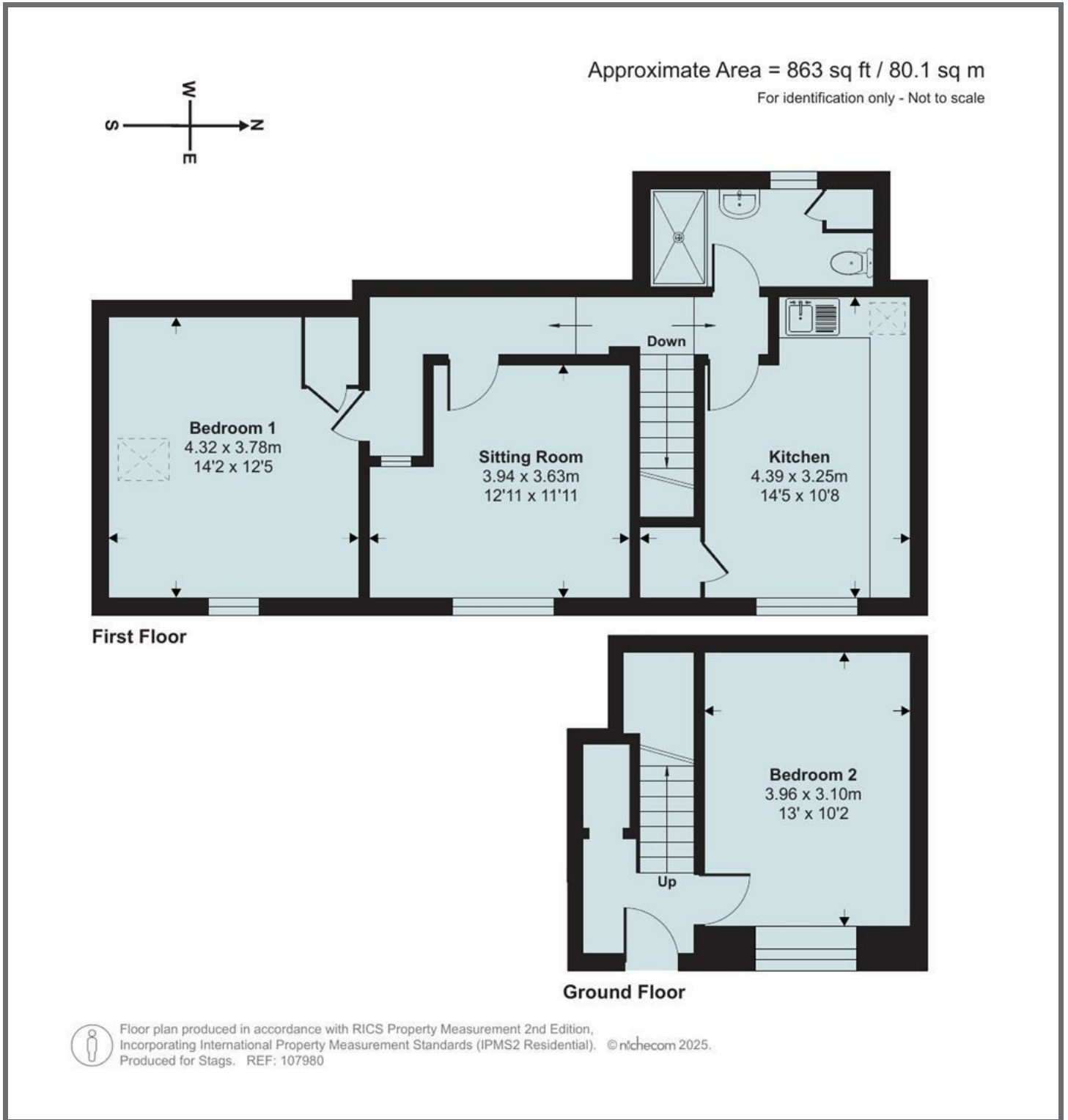
#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

From The Square (lower/pedestrian ferry) proceed towards the Post Office and Priory Street where you will find the property a short distance on the right hand side.





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.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E		40	
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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