

11A SMITH STREET
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



SIMPLES, 11A SMITH STREET, DARTMOUTH

A well-proportioned and bright Grade II Listed two-bedroom apartment occupying an enviable position in the very heart of Dartmouth which benefits from a secluded, sunny courtyard garden.

11A Smith Street is a delightful two-bedroom apartment with stylish contemporary interiors all within a short walk of the River Dart. The central town position makes the property equally well suited as a main residence or a second home and this lovely property has recently been a successful holiday let providing a comfortable and excellent base from which to explore the surrounding coast and countryside.

The layout has been arranged around a lovely open-plan living, dining and kitchen space, creating a sociable and flexible room for everyday living. A traditional stable door opens directly from the kitchen to the courtyard garden, allowing the outside space to be used as a natural extension of the living area during the warmer months. Two well-sized double bedrooms and a neatly presented shower room complete the accommodation.

The entrance is directly from Smith Street into a private entrance hall, with stairs rising to the main living floor. The principal living space feels light and airy and comfortably accommodates both lounge and dining furniture. The kitchen is fitted with a range of wall and base units and incorporates an electric oven, gas hob and integrated fridge.

Both bedrooms are positioned to the front of the apartment and enjoy sash windows overlooking Smith Street. The shower room is finished in a modern style and includes a WC, wash basin and heated towel rail. A useful cupboard houses the gas boiler and provides space and plumbing for a washing machine.

The outdoor space is a particularly appealing feature of this lovely apartment, offering a private and sheltered courtyard with a sunny southerly aspect. There is ample room for a table and seating, making it ideal for outdoor dining and relaxed entertaining. A covered decked veranda creates a protected sitting area, while raised beds and established planting soften the space and add colour throughout the year. The garden has been designed to be easy to maintain and highly usable.

Set on the banks of the River Dart, Dartmouth is a highly regarded coastal town with a strong maritime heritage and a long-standing reputation as one of the South West's principal sailing destinations. Modern marina facilities and an active boating community are complemented each year by the internationally recognised Dartmouth Royal Regatta, which brings colour and energy to the town. Day-to-day amenities include an excellent selection of independent shops, restaurants and art galleries, while the surrounding South Devon countryside and nearby coastline offer easy access to some of the region's finest beaches. A number of well-established golf courses are located within a short drive, adding to the area's broad lifestyle appeal. Mainline rail services to London Paddington are available from Totnes, approximately 13 miles to the north, and road connections to the wider motorway network can be joined via the A38 Devon Expressway at Buckfastleigh, around 19 miles away.

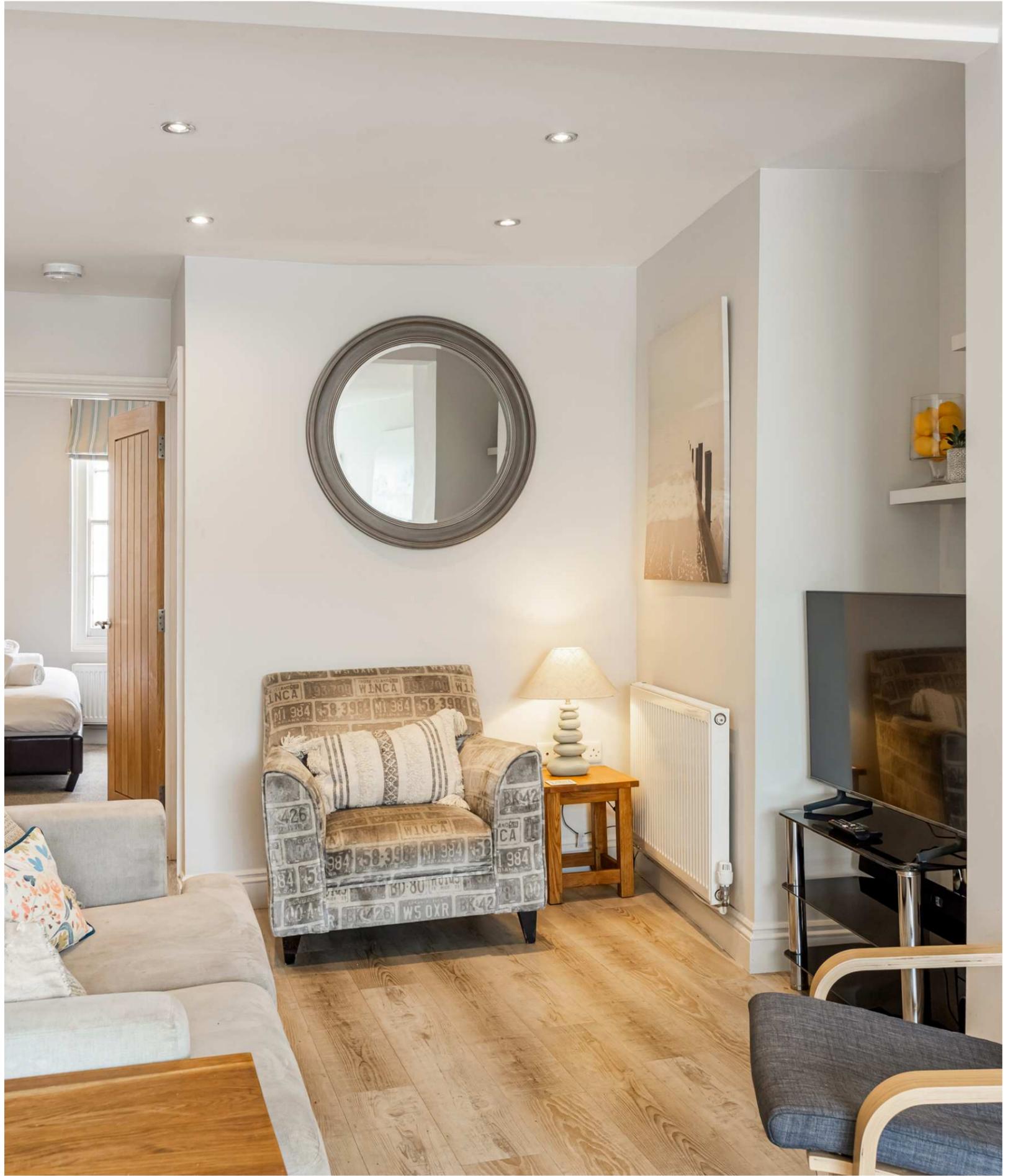




KEY FEATURES

- Two double bedroom Grade II Listed apartment in the heart of Dartmouth
- Prime town centre location within walking distance of amenities and the River Dart
- Private south-facing low maintenance courtyard garden
- Bright open-plan living, dining and kitchen space
- Stable door opening directly to the garden
- Well-presented modern shower room
- Currently a successful holiday let with income potential





PROPERTY DETAILS

Property Address

Simples, 11A Smith Street, Dartmouth, Devon, TQ6 9QR

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: D

Council Tax Band

Business Rated

Tenure

Freehold

Authority

South Hams District 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

On foot from our office on Hauley Road turn right on to Fairfax Place and then first left up Smith Street. The property will be found after a short distance on the left hand side.

Viewing

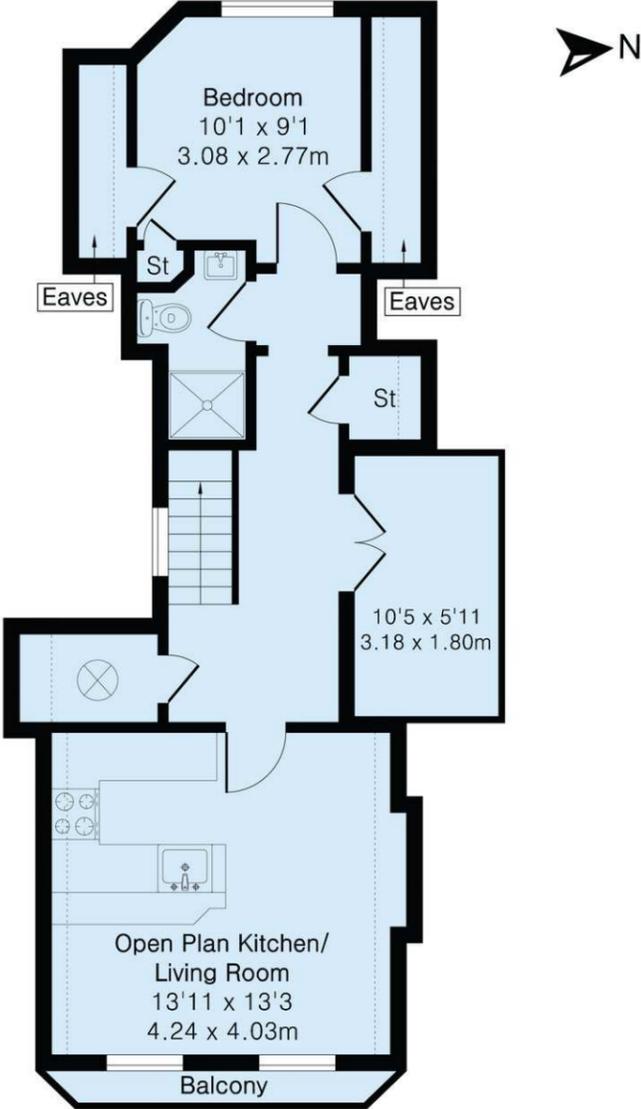
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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FLOOR PLAN

Approximate Gross Internal Area 456 sq ft - 42 sq m



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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