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## Flat 6 Raleigh Apartments



Totnes 13 miles Plymouth 30 miles Exeter  
41 miles

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A conveniently located 2 bedroom  
apartment situated in the heart of  
Dartmouth and only moments  
from the river Dart.

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- No onward chain
- Successful holiday let
- 2 bedrooms
- 3rd floor apartment
- Town centre location
- Contents and bookings included if required
- Leasehold
- EPC band: E
- Council tax band: C

Guide Price £175,000

### SITUATION

Dartmouth is situated at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns with its charming historic streets, scenic river location and surrounding rolling countryside. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre, three supermarkets and is home to the Britannia Royal Naval College. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

### DESCRIPTION

Raleigh Street is situated in the heart of Dartmouth and only a stones throw from the South Embankment and River Dart. Within moments there are plenty of shops, cafes, restaurants and bars as well as miles of stunning coastal walks. Currently utilised as a successful holiday let the apartment would make an ideal investment or second home due to being able to lock up and leave. The front leads to a bright and spacious entrance hallway with a window overlooking the neighbouring rooftops. Leading from the hallway is the sitting/dining room which has a wonderful bay window with seat offering a view down Raleigh Street to the river Dart. Loosely separated by a few steps is the kitchen which has a range of floor and wall mounted units as well as an integrated electric oven and hob

whilst there is space for a fridge, dishwasher and washing machine.

The apartment offers two double bedrooms both with plenty of space for storage furniture and are served by a smartly finished shower room complete with walk in shower, WC, wash hand basin and heated towel rail. Accessed from the hallway is a most useful and large storage space situated in the eaves. This versatile space offers easy access and is carpeted and has light.

### TENURE

Leasehold - 999 years, 990 remaining.

Service charge £1500 per annum.

### SERVICES

Mains electricity, water and drainage. Individually controlled electric radiators throughout.

### LOCAL AUTHORITY

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

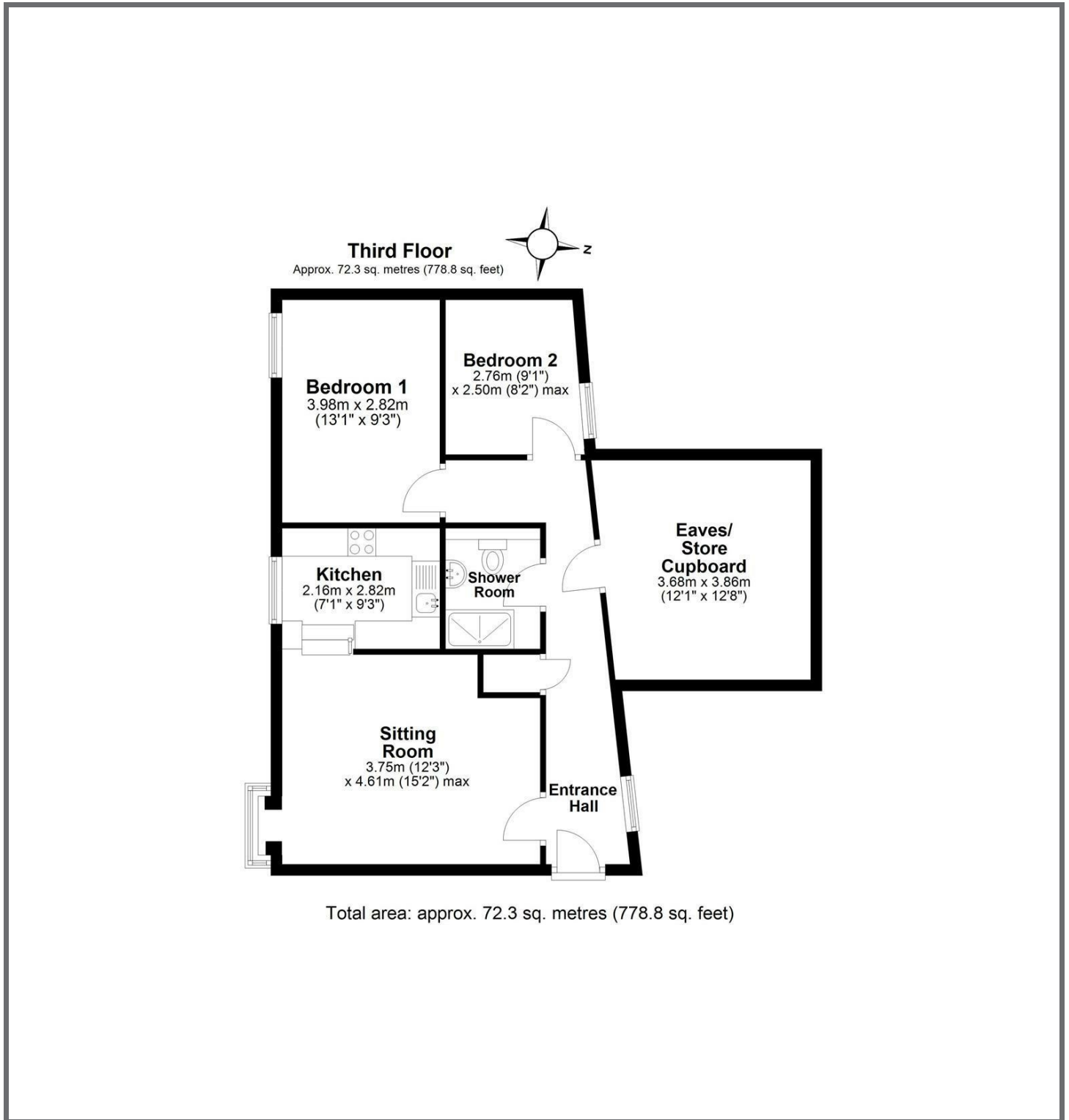
### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

### DIRECTIONS

From Stags Dartmouth office in Duke Street turn right and proceed towards the Royal Avenue Gardens. Then turn right and pass the Boat Float on your left and bear right onto Fairfax Place.





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			
(39-54) E		47	65
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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