



## Manor Studio Above Town

Dartmouth

Guide price £400,000

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ESTATE AGENTS

**\*\*WATCH THE FULLY NARRATED VIDEO TOUR\*\*** A fabulous two bedroom apartment with stunning panoramic views over the River Dart, Kingswear and towards the English Channel. There is also a lovely walled cottage style garden. Located within walking distance of Dartmouth's bustling town centre.



# Manor Studio Above Town, Dartmouth, TQ6 9RH

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## FRONT DOOR TO;

### ENTRANCE HALL

Double glazed frosted window to rear, built-in storage cupboard housing fuse box, recessed ceiling downlighters, doors to;

### SHOWER ROOM

Double glazed frosted window to rear aspect, double width shower enclosure with 'mira jump' electric shower, pedestal wash hand basin, close coupled WC, electric radiator, wall mounted electric heated towel rail, built-in cupboard housing hot water tank, part tiled walls, recessed ceiling downlighters.

### SITTING ROOM

Double glazed doors to balcony with views across the River Dart, Kingswear and towards the English Channel, wall mounted electric radiator, access doors to eves storage.

### BEDROOM TWO

Double glazed patio doors to balcony with views onto the River Dart, Kingswear and towards the English Channel, wall mounted electric radiator, access doors to eves storage.

### KITCHEN/DINER

Double glazed door to rear balcony, Velux window to rear, wall mounted electric radiator, range of modern refitted base and wall mounted cupboards and drawer units, worksurface, inset single drainer stainless steel oven under, extractor fan above, integrated fridge, tiled splashbacks, recessed ceiling downlighters.

### BEDROOM ONE

Double glazed door to rear balcony with views across the Dart River, Kingswear and in towards the English Channel, built-in wardrobes, recessed ceiling downlighters, doors to ensuite bathroom.

### ENSUITE BATHROOM

Double glazed frosted window to rear, white suite comprising a panelled bath with pedestal wash hand basin, close coupled WC, part tiled floor, wood flooring, recessed ceiling downlighters, wall mounted electric heated towel, radiator.

### OUTSIDE

Walled garden area, store outhouse with plumbing for a washing machine.

### LOCAL AUTHORITY

South Hams District Council

### EPC: F

### COUNCIL TAX BAND:

Business rated. To be confirmed.

### BUSINESS RATES

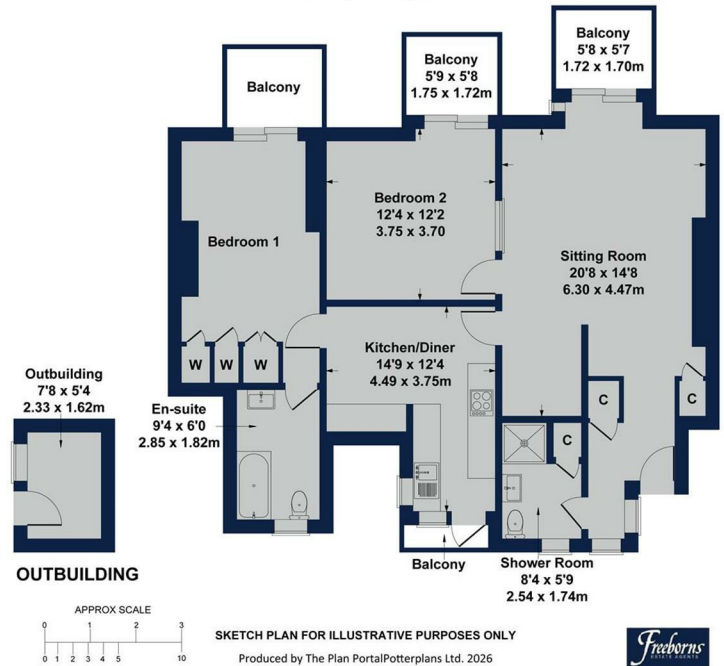
Current rateable value (1 April 2026 to present) £3,900

### CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## Manor Studio, Above, Dartmouth, TQ6 9RH

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



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