



MILLARD  
COOK

Middle Watch, 5 Sandquay Road,  
Dartmouth, TQ6 9PH



Middle Watch is a beautifully presented three double bedroom townhouse, occupying an elevated position on Sandquay Road and enjoying 180° panoramic views across the River Dart, stretching downstream towards Dartmouth town centre and across to Kingswear.

Having been renovated in recent years, the property offers stylish, “turnkey” accommodation ideally suited as a main residence, second home or high-performing holiday let.

Notably, Sandquay is the only area within Dartmouth where residential parking permits are available, adding significant practicality and appeal.

To the front of the property, is a good size decking area for entertaining whilst the rear is a courtyard with steps leading to a further large seating and dining area for the afternoon sunlight.



## Accommodation

The property offers light-filled, well-balanced accommodation arranged over three floors.

### Ground Floor

An entrance porch opens into a welcoming hallway with useful under-stairs storage and access to the rear garden.

The heart of the home is a superb open-plan living, dining and kitchen breakfast room. The sitting area features a gas coal effect stove and timber flooring, creating a warm and inviting atmosphere. The dining area benefits from double doors opening directly onto the front decking area, perfectly framing the stunning river views and providing seamless indoor-outdoor living.

The kitchen is fitted with a comprehensive range of modern units and quality integrated appliances, including a double oven, gas hob with extractor, dishwasher and a fridge. Ample work surfaces and an inset sink unit.

At the end of hallway is a ground floor shower room comprising a tiled enclosure with electric shower, WC and a wash hand basin.

Adjacent is a practical utility room with space and plumbing for a washer/dryer and fridge freezer, along with the boiler serving domestic hot water and central heating.





## First Floor

The principal bedroom is a generous and beautifully proportioned room, featuring a range of built-in wardrobes and two windows that perfectly capture the river views.

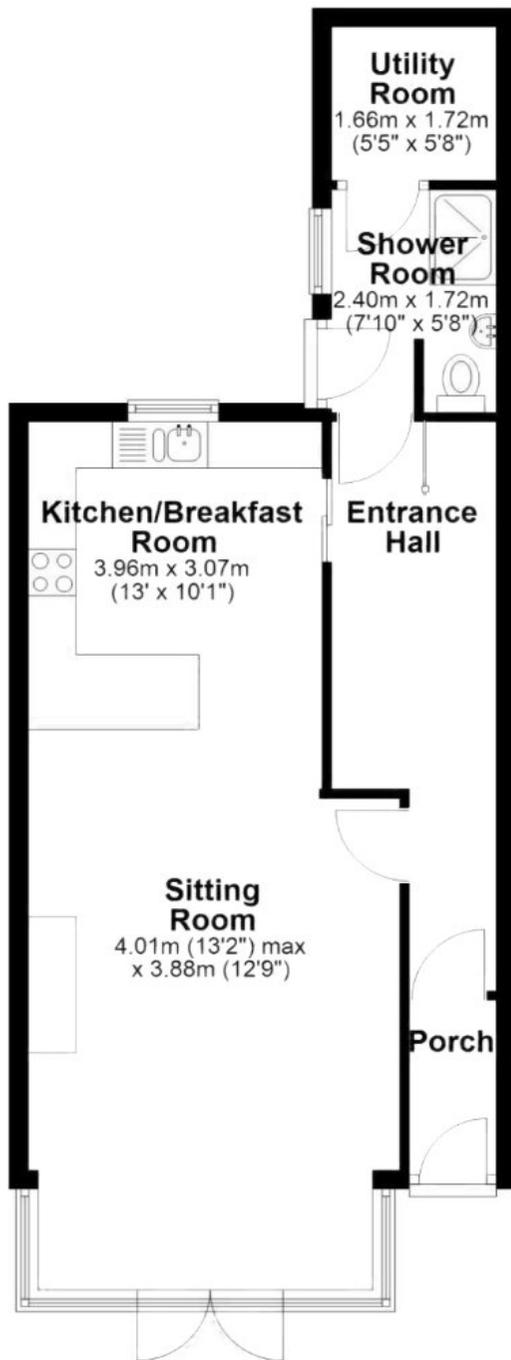
A further double bedroom is located to the rear with views over the back garden and decking area.

The family bathroom is well-appointed with a roll-top bath on claw feet, pedestal wash hand basin and a WC and spacious shower unit.



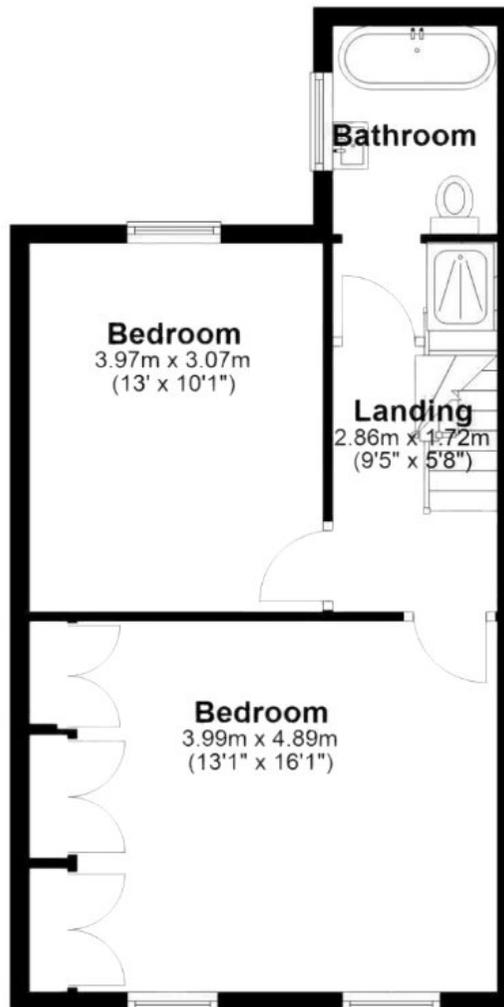
## Ground Floor

Approx. 49.0 sq. metres (527.8 sq. feet)



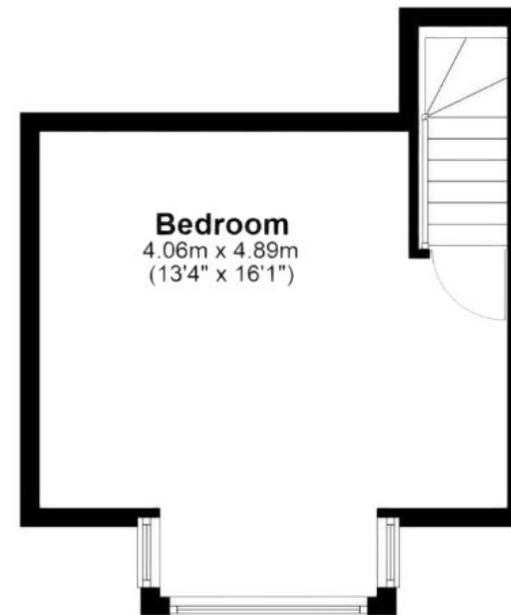
## First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



## Second Floor

Approx. 23.1 sq. metres (248.4 sq. feet)



Total area: approx. 115.6 sq. metres (1244.3 sq. feet)

## Second Floor

The top floor provides a delightful third double bedroom with dormer window enjoying elevated panoramic views across the River Dart towards Kingswear, Noss Marina, and downstream towards the town centre of Dartmouth.



## Outside

To the front, shared steps lead up to a private decked terrace with glass balustrading, perfectly positioned to enjoy the sweeping river views. Double doors provide access into the living space, making it ideal for entertaining.

To the rear is a low-maintenance courtyard with steps rising to a further raised garden area, featuring gravelled sections and a striking palm tree. A second raised decked seating area enjoys the afternoon and evening sun.

## Services.

All mains services are connected. Gas fired central heating

EPC: D

Council tax band: Currently business rated

Size: 1,244 Sqft

Tenure: Feehold

## Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-30	F		
1-20	G		

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