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Flat 3 Clifton House

Flat 3 Clifton House, 23 South Embankment, Dartmouth, TQ6 9BB



Kingsbridge 14 miles Totnes 14 miles  
Exeter 43 miles

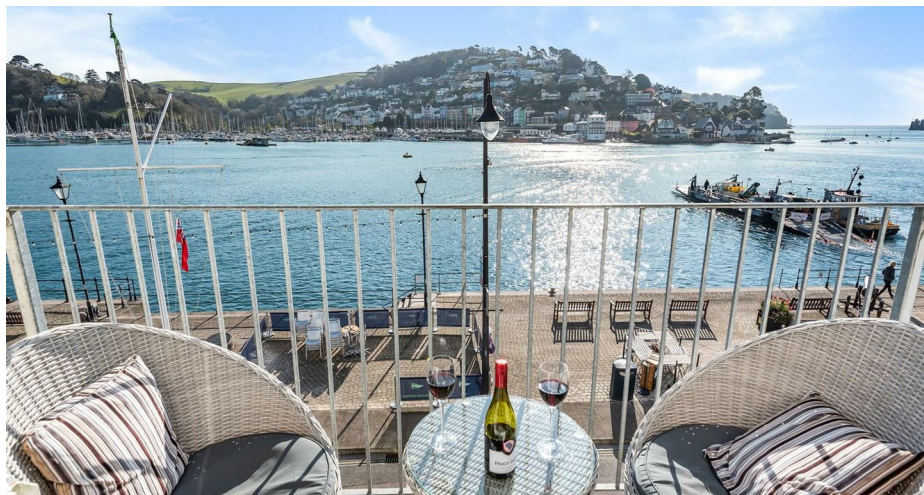
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A wonderful riverside apartment  
enjoying stunning views of the  
River Dart with two balconies and  
a garage.

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- No onward chain
- Garage
- 2 balconies
- South Embankment setting
- Stunning river views
- Town centre location
- Freehold
- EPC D / Council tax D

Guide Price £425,000



### 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

Located on the South Embankment of the river Dart and overlooking the canon pointing towards Dartmouth Castle, one of the most iconic locations in the town is this delightful one bedroom, second floor apartment. The apartment is conveniently and centrally located whilst benefitting from stunning front line views across the River Dart, to Kingswear and out to sea. Accessed via South Embankment into the communal stairs to the entrance, entering into the apartment. The hallway leads to the living space, a really lovely room, good proportions, flooded in light with access to the balconies to the front really making the most of those stunning views. The kitchen is fitted with a range of wall and base units with integrated undercounter fridge, dishwasher and built in oven and hob. The

bedroom is a really good sized double, with built in cupboards (one with space and plumbing for the washing machine) The bathroom is stylishly fully tiled with a contemporary bath with shower over, WC, wash hand basin and cupboard housing gas Baxi boiler. There is a small study space, also great for storage, currently with bunk beds.

### OUTSIDE

Located only a short distance from the property is a freehold garage with up and over door.

### TENURE

Freehold apartment. No holiday letting is permitted.

### SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Ultrafast 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.

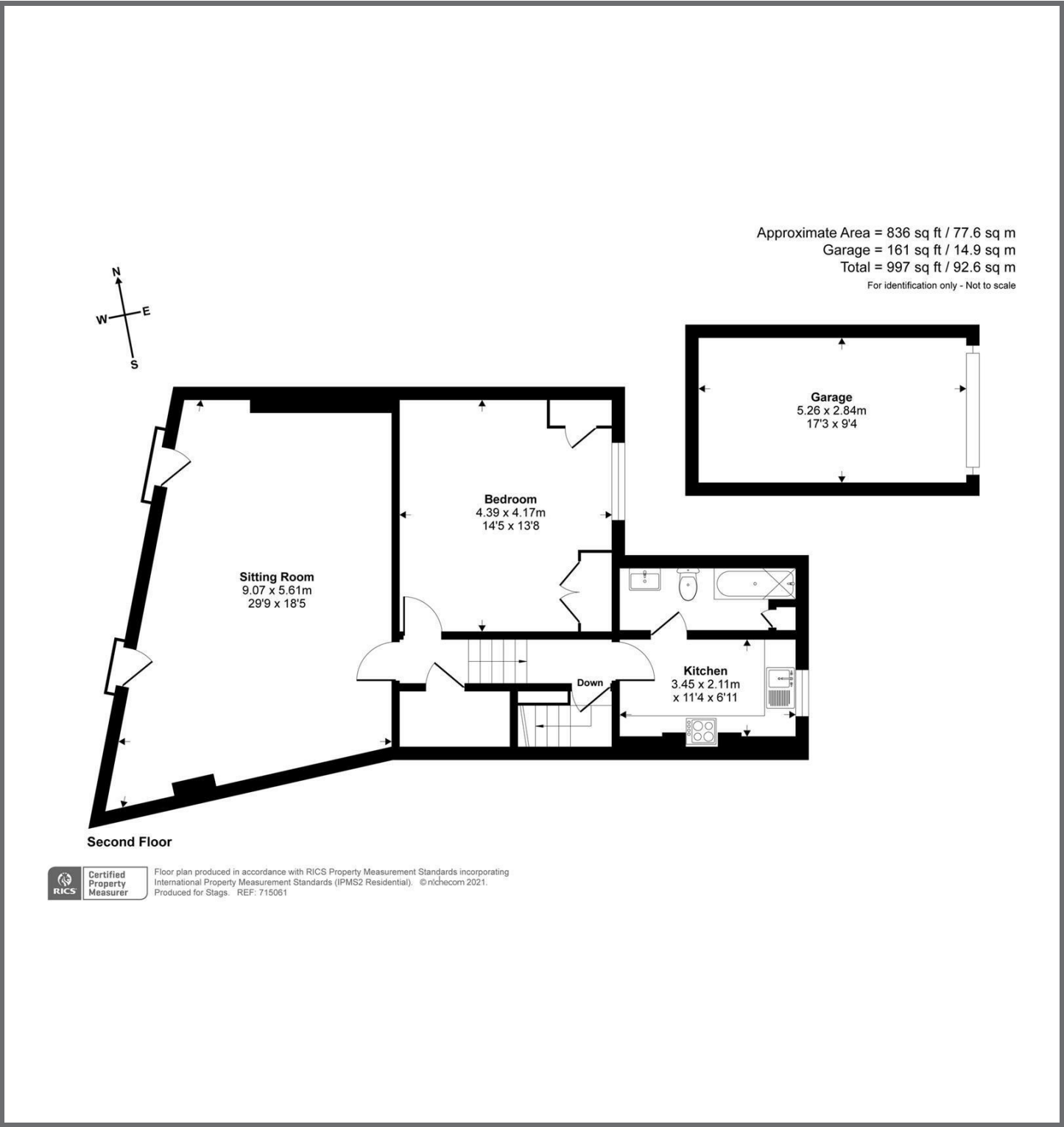
### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

### DIRECTIONS

From Stags Dartmouth office on Duke Street walk toward the boat float, following it around towards the embankment. Turn right onto the South Embankment and proceed towards the Lower Ferry where you will find the entrance to the property 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                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 92-100 <b>A</b>                             |         |           |
| 81-91 <b>B</b>                              |         |           |
| 69-80 <b>C</b>                              |         |           |
| 55-68 <b>D</b>                              |         |           |
| 49-54 <b>E</b>                              |         |           |
| 41-48 <b>F</b>                              |         |           |
| 35-39 <b>G</b>                              |         |           |
| 1-34                                        |         |           |
| Net energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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