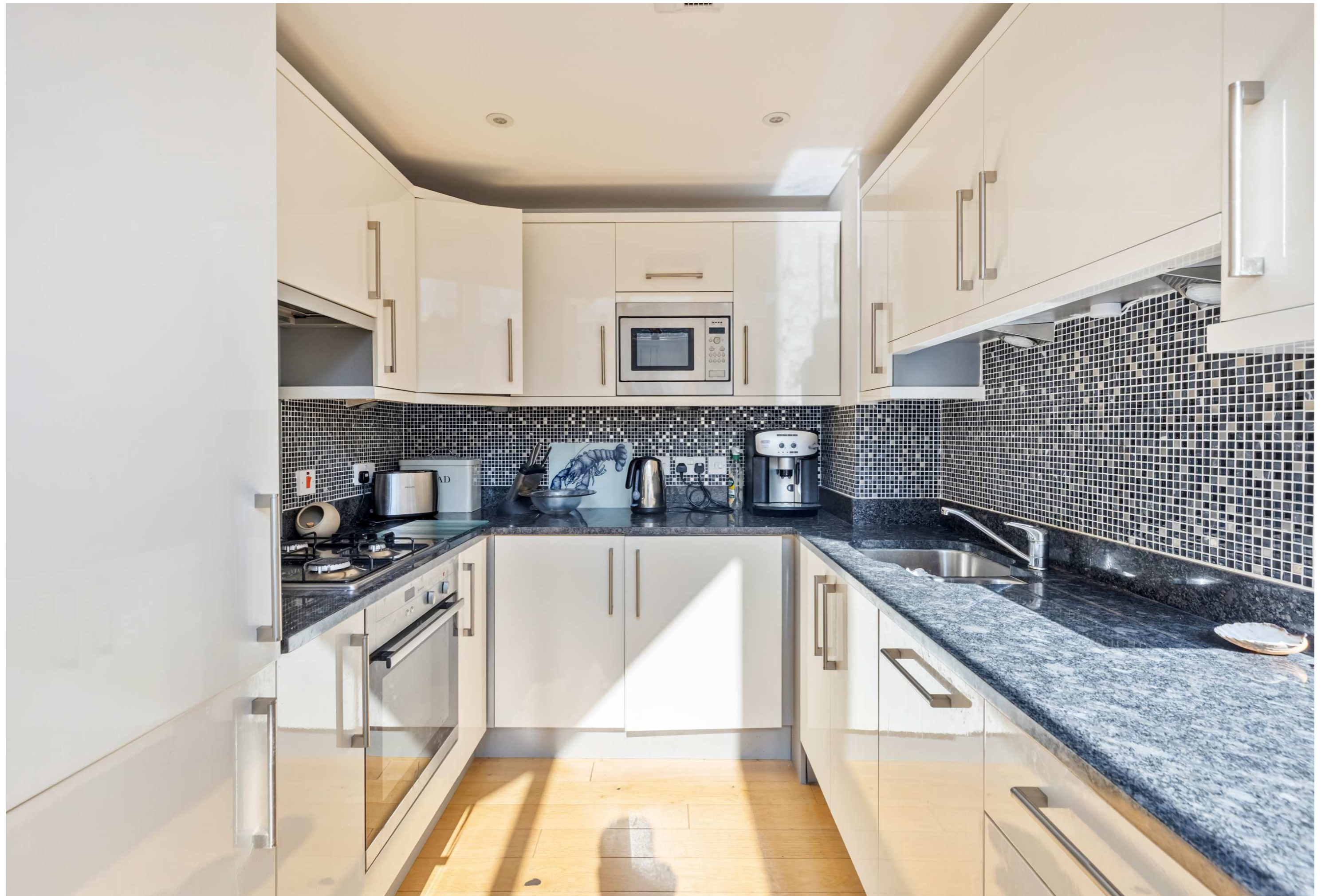


FLAT 4, WESTWATER COURT
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FLAT 4, WESTWATER COURT

A really beautifully presented first floor duplex apartment situated in a level position with lift access and parking. Centrally located in the popular and picturesque South Hams waterside town of Dartmouth, this lovely apartment would make a perfect lock up and leave or permanent home.

Westwater Court is a purpose-built block of apartments approximately 13 years old and is just a short, level walk from the River Dart and all the town centre amenities.

Flat 4 is a superb duplex apartment which the vendors purchased from new. The accommodation is spacious and well-planned and is over two levels. The building itself is well maintained and benefits from a secure communal entrance with entry phone system, as well as both lift and stair access to all floors.

On the first floor of the apartment there are two double bedrooms; the main bedroom benefits from a modern en-suite bathroom with shower over bath. The second bedroom is also a good-sized double, ideal for guests or use as a study if required. Finally on this floor is a separate shower room finished to a high standard.

The main living area is on the upper floor and is a fantastic open-plan space with a vaulted ceiling that really enhances the sense of light and space. A central Juliette balcony adds charm and allows in plenty of natural light, while the layout creates distinct sitting and dining areas without losing the open plan feel. The room is finished with oak flooring throughout, giving it a warm and high-quality finish. The kitchen is well fitted with a good range of floor and wall units, granite worktops, tiled surrounds and integrated appliances.

Externally, the property includes a designated parking space accessed from Lake Street, along with a secure, lockable storage cupboard with lighting—ideal for bikes or outdoor equipment.

Dartmouth is a highly sought-after waterside town, renowned for its rich maritime heritage and reputation as a premier sailing destination. Set on the banks of the River Dart, it offers excellent facilities for yachtsmen and is perhaps best known for its world-famous annual Royal Regatta, which brings the town to life each year.

The town itself provides a charming and vibrant mix of independent shops, cafés, restaurants, and galleries, all set within picturesque streets that retain a strong sense of character. Surrounded by rolling South Devon countryside, Dartmouth also benefits from easy access to some of the region's most stunning beaches and coastal walks, making it an ideal base for enjoying both town and country living.

For leisure and recreation, there are several highly regarded golf courses within easy reach, along with a wide range of outdoor pursuits available locally. Transport links are excellent for a coastal town, with mainline rail services to London Paddington available from nearby Totnes, approximately 13 miles to the north. Road connections are equally convenient, with the A38 Devon Expressway accessible at Buckfastleigh, around 19 miles away, providing direct routes to Exeter and beyond.





KEY FEATURES

- Beautifully presented first-floor duplex apartment in the sought-after waterside town of Dartmouth
- Level position in the town within Westwater Court, a modern purpose-built development (approx. 13 years old)
- Spacious and well-planned accommodation arranged over two floors
- Two double bedrooms, including main bedroom with modern en-suite bathroom
- Lovely open-plan living space with vaulted ceiling and Juliette balcony enhancing light and volume
- Stylish fitted kitchen with granite worktops and integrated appliances
- Secure communal entrance with entry phone system, lift and stair access
- Allocated parking space plus secure, lockable storage cupboard ideal for bikes or outdoor equipment





PROPERTY DETAILS

Property Address

Flat 4, Westwater Court, 53 Victoria Road, Dartmouth, Devon, TQ6 9DF

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles.
All mileages are approximate.

Services

Mains electricity water and drainage. Gas fired central heating

EPC Rating

Current: C Potential: C

Council Tax Band

E

Tenure & Service Charge

Share of freehold and 999 year lease from 1st January 1999
£1430 p.a. paid every six months

Authority

[South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE

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

From our office in Dartmouth turn right on to Fairfax Place and continue past the boat float turning left on to Duke Street. Continue along Victoria Road passing Browns hotel on the left hand side. Westwater Court is on the left hand side with the parking to the rear on Lake Street.

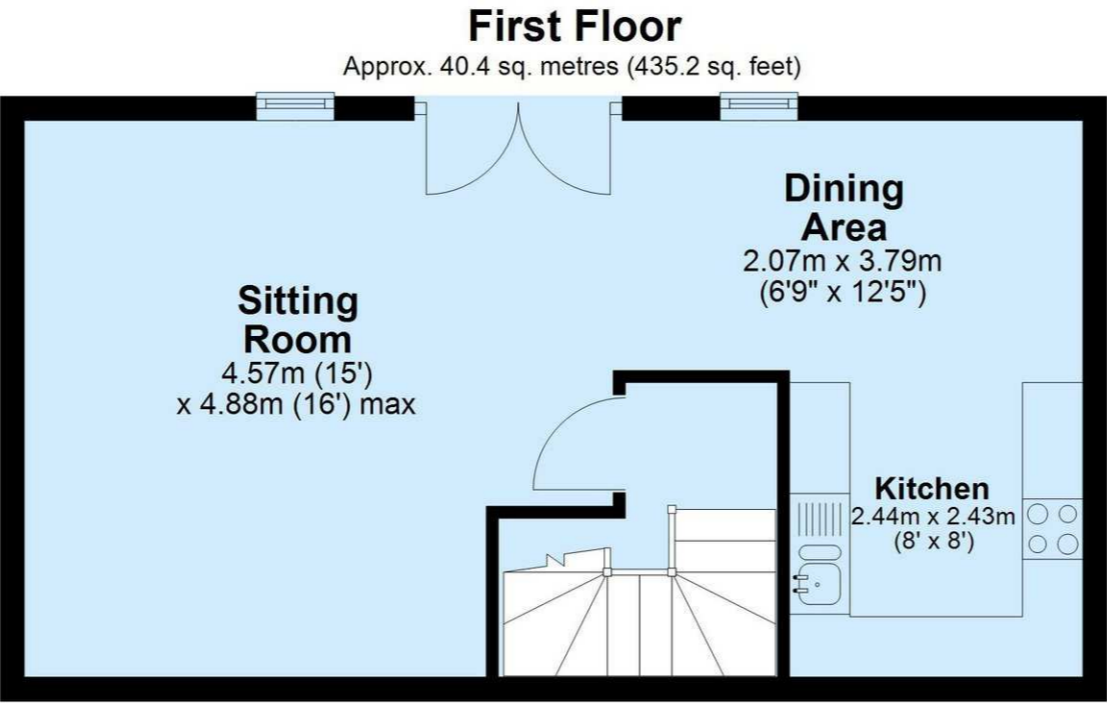
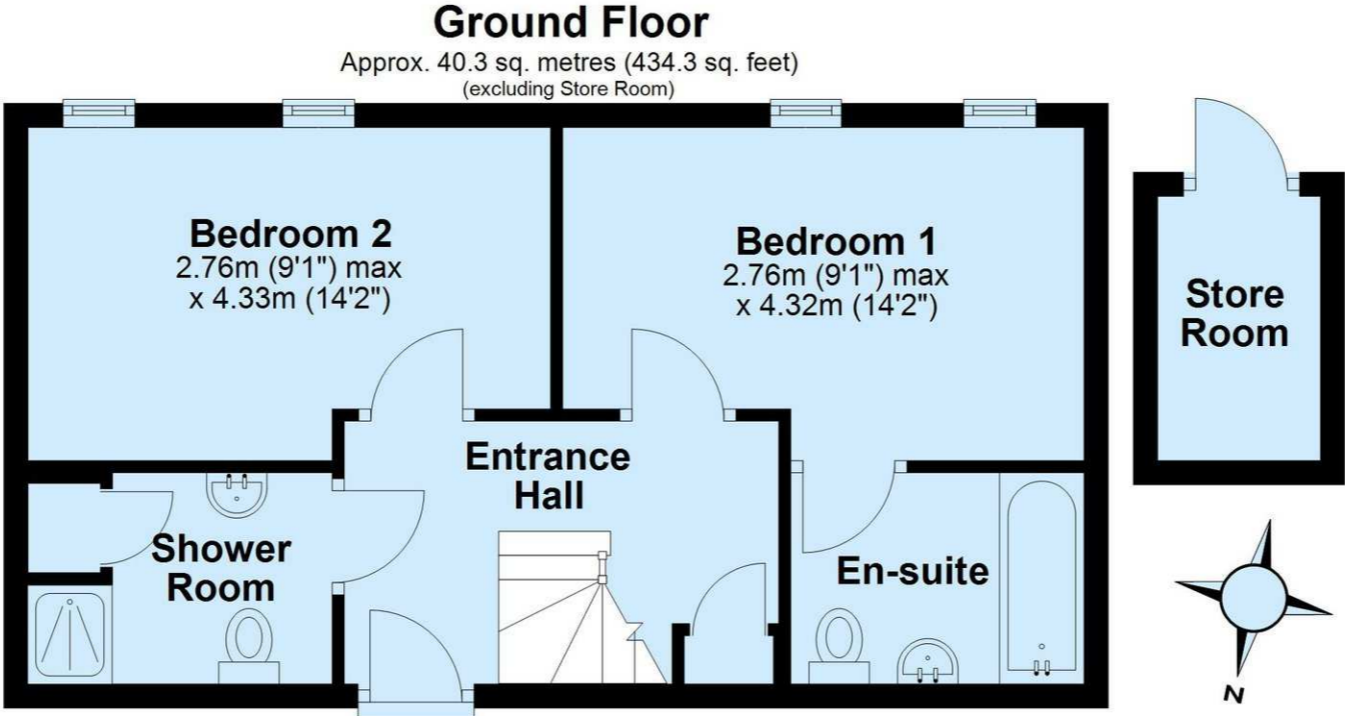
Viewing

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



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN



Total area: approx. 80.8 sq. metres (869.5 sq. feet)



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Dartmouth Office
01803 839190 | dartmouth@marchandpetit.co.uk
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590