

3 WESLEY COURT DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

CGI Living Room



3 WESLEY COURT, DARTMOUTH

A well-presented purpose-built ground floor apartment offering two double bedrooms, secure underground parking, and an enviable central position looking towards the historic market square in the heart of Dartmouth.

Built approximately 30 years ago, Wesley Court occupies a convenient and popular location in this vibrant waterside town. Positioned right in the centre, the property enjoys immediate access to an excellent selection of independent shops, cafés, restaurants, and galleries, while the picturesque embankment of the River Dart is just a short stroll away.

Although situated on the ground floor, the apartment is approached via a small number of external steps leading to the entrance. Once inside, a welcoming entrance hall provides access to all principal rooms. The accommodation is arranged around a bright and spacious open-plan living area, designed to make the most of natural light. This inviting space offers a comfortable sitting and dining area with a large front-facing window, providing an attractive outlook and enhancing the sense of openness.

The adjoining kitchen is well fitted and thoughtfully arranged, featuring a range of wall and base units, ample work surfaces, and integrated appliances, making it both practical and sociable for modern living.

There are two generously proportioned double bedrooms, both quietly positioned to the rear of the apartment, offering a peaceful retreat away from the bustle of the market square. The principal bedroom is particularly well sized, while the second bedroom provides excellent flexibility for guests, home working, or additional storage if required.

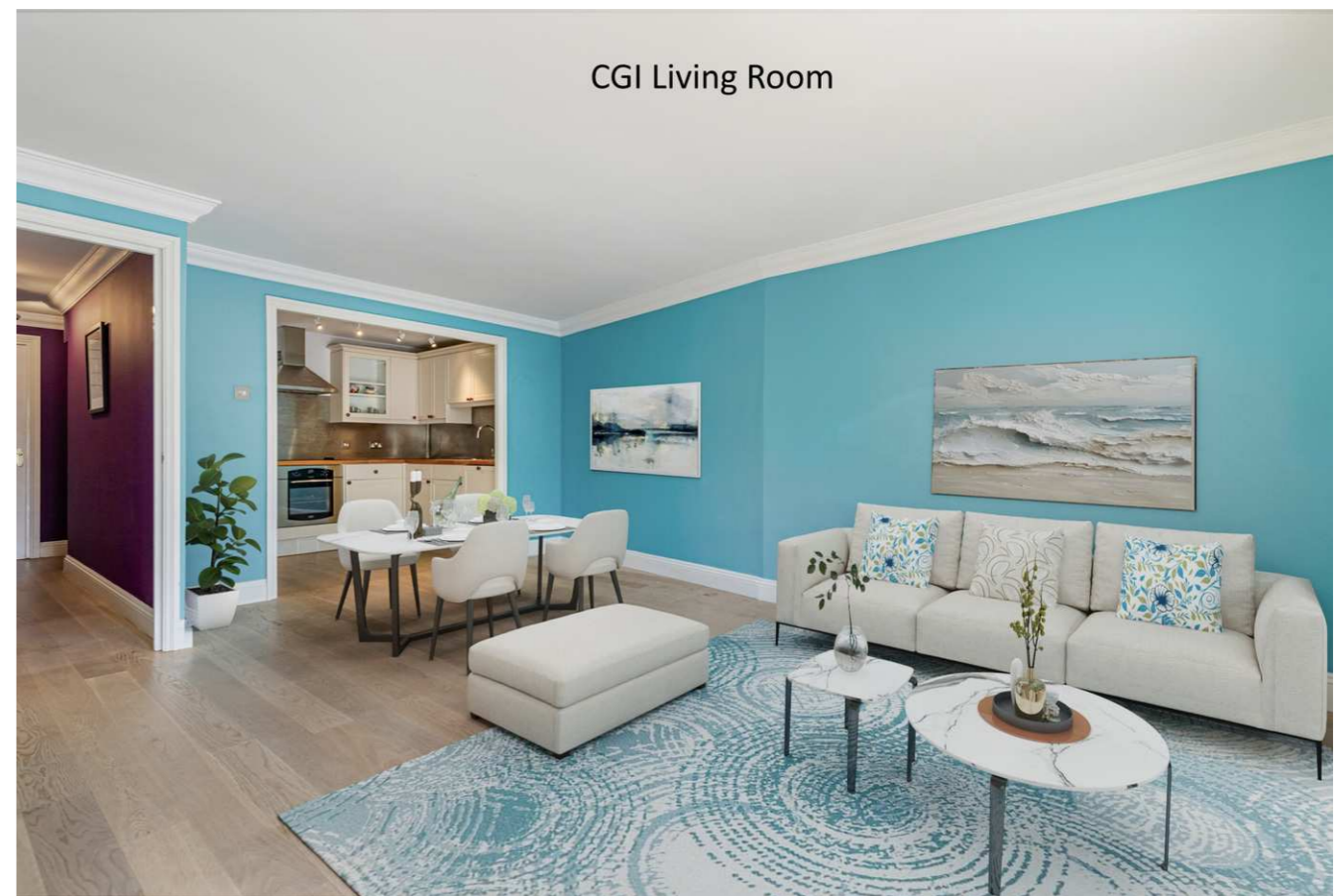
The accommodation is completed by a well-appointed family bathroom, fitted with a bath and a separate shower enclosure, along with wash basin and WC, presented in a clean and neutral style.

A significant benefit of the property is the secure underground parking facility located beneath the building. This apartment enjoys the advantage of one allocated parking space, providing valuable convenience in such a central location.

The apartment is ideally suited as a main residence, second home, or investment purchase, appealing to those seeking low-maintenance living in one of South Devon's most desirable coastal towns.

Dartmouth itself is a world-renowned waterside town, celebrated for its deep natural harbour, sailing heritage, and the famous Royal Regatta. The town offers an exceptional lifestyle, with a rich variety of independent shops, fine dining restaurants, traditional pubs, and cultural attractions, all set within a stunning estuary environment.

Surrounded by rolling South Hams countryside and within easy reach of some of Devon's finest beaches, the area is ideal for walking, sailing, and outdoor pursuits. Excellent golfing facilities are nearby, and there are convenient transport links via Totnes, approximately 13 miles to the north, where mainline rail services to London Paddington are available. The A38 Devon Expressway is also easily accessible at Buckfastleigh, providing good road connections across the region.





KEY FEATURES

- Central Dartmouth location looking towards the historic market square
- Two double bedrooms, both quietly positioned to the rear of the property
- Bright and spacious open-plan living and dining area
- Well-fitted kitchen with integrated appliances
- Modern family bathroom with separate shower
- Secure underground parking with one allocated space
- Short walk to River Dart embankment, shops, cafés and restaurants
- Ideal main residence, second home, or investment opportunity
- No holiday lettings



CGI Main Bedroom



PROPERTY DETAILS

Property Address

3 Wesley Court, Market Square, Dartmouth, Devon, TQ6 9QD

Mileages

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

Services

Mains electricity water and drainage. Electric space heaters

EPC Rating

Current: D Potential: C

Council Tax Band

D

Tenure

Share of Freehold & a 999 year lease from 15th September 1995

Authority

South Hams District Council

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

On foot from our office turn right and continue towards The Quay, turn left on to Duke Street and take the second right on to Market Street. Walk to the far side of the market square and the apartment is directly in front of you

Viewing

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

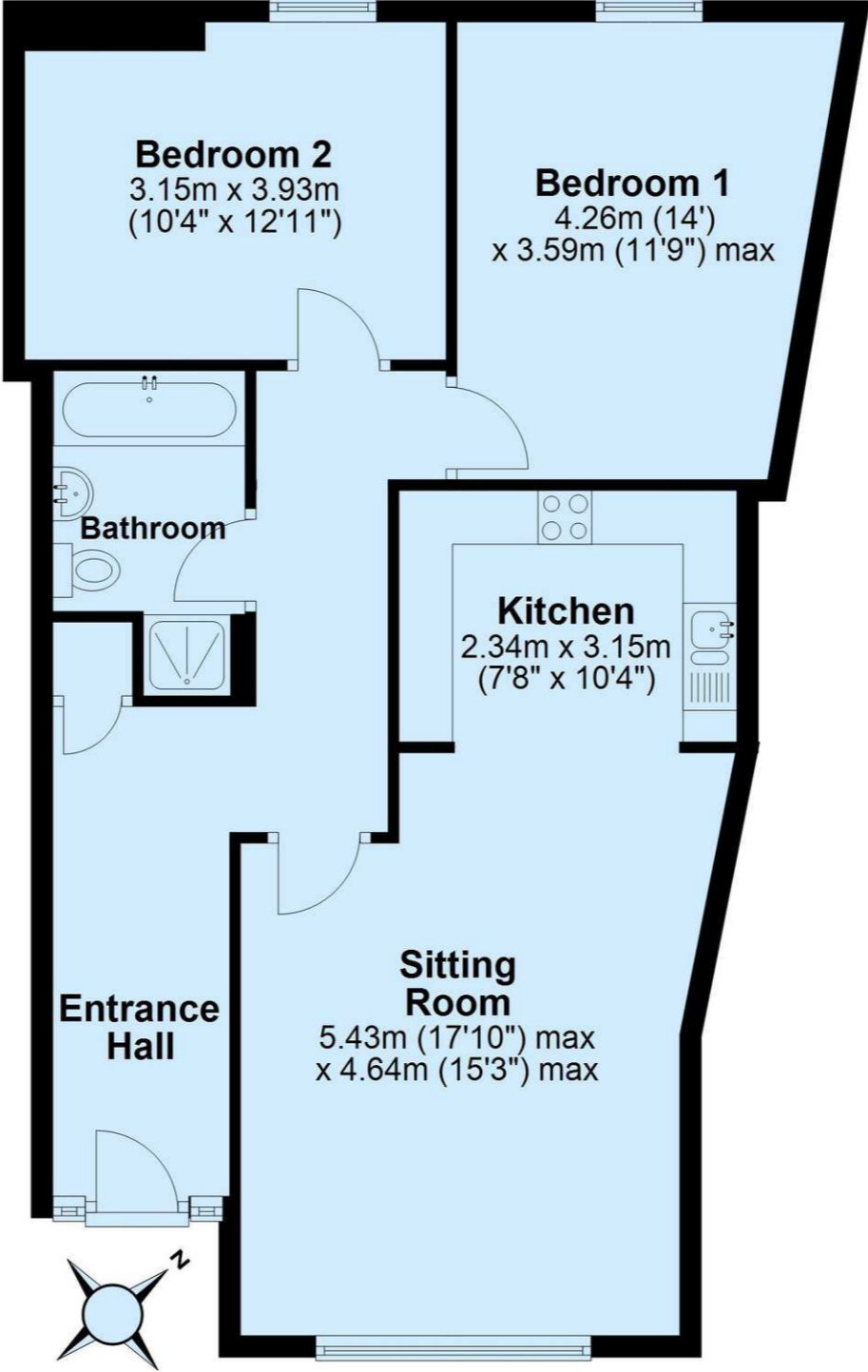


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FLOOR PLAN

Ground Floor

Approx. 77.0 sq. metres (828.6 sq. feet)



Total area: approx. 77.0 sq. metres (828.6 sq. feet)

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