

6 The Pottery, Warfleet Creek Road
Dartmouth, TQ6 9GH

SOUTH HAMS' LEADING ESTATE AGENT

Marchand Petit ESTATE AGENTS




Apartment 6
Private Parking









6 The Pottery, Warfleet Creek Road, Dartmouth, TQ6 9GH

A beautifully presented Grade II Listed duplex apartment, finished to a high standard throughout, within the prestigious Dartmouth Pottery building at Warfleet Creek and with access nearby to the River Dart via the tidal slipway at Warfleet Creek.

This contemporary two bedroom apartment situated on the ground and lower ground floor is within a pleasant 15 minute walk of the town centre and offers light filled open plan living with the benefit of its own front door, communal outdoor seating area, and a parking space.

On the ground floor is the main living space which is open plan with a lovely sitting area, dining area and well fitted kitchen, a spacious entrance hall, a bedroom and a family bathroom and on the lower ground floor is another spacious bedroom which benefits from an en-suite shower room, a laundry room and an excellent store room. Outside there is a private parking space and due to the apartment benefitting from its own front door this property enjoys the use of an area to put a table and chairs.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The River Dart has recently become the first river in the UK to achieve a record number of bathing water sites. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington, can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

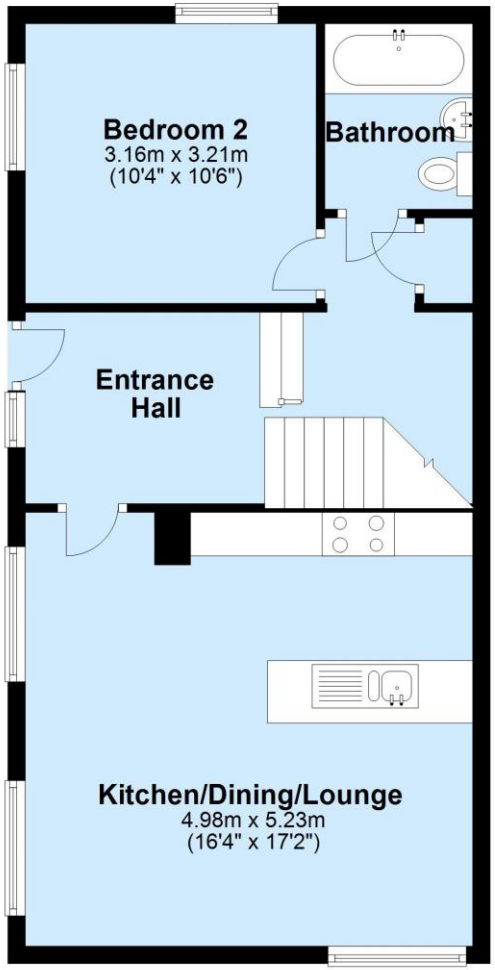
KEY FEATURES

- Stunning Contemporary Apartment
- Nearby Access To Warfleet Creek Slipway
- Well Presented Throughout
- Pleasant 15 Minute Walk To The Town Centre
- 2 Bedrooms, 1 En Suite
- Open Plan Living Space
- Allocated Parking
- Currently A Successful Holiday Let
- Mains Electricity, Water & Drainage. Underfloor Heating & Electric Wall Heaters
- 999 Year Lease From 2006
- £3512 p.a. service charge. £200.00 p.a. ground rent

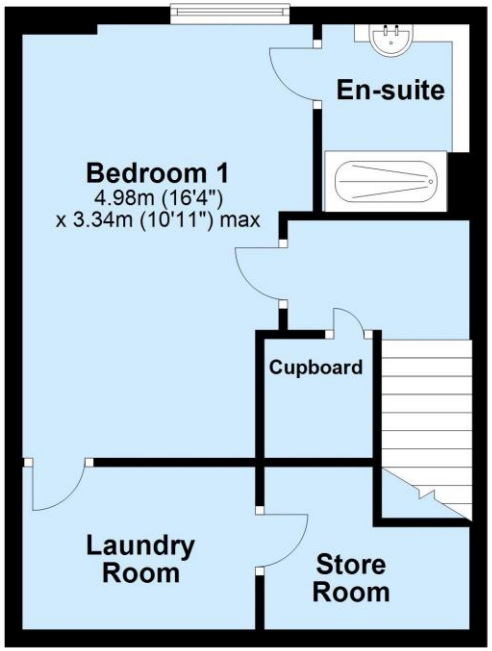
BEDS 2| BATHS 2| RECEPS 1| EPC D|COUNCIL TAX N/A| TENURE Leasehold

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Ground Floor
Approx. 54.3 sq. metres (584.5 sq. feet)



Lower Ground Floor
Approx. 35.8 sq. metres (385.8 sq. feet)





Total area: approx. 90.1 sq. metres (970.3 sq. feet)





DIRECTIONS

From the Dartmouth office cross over on to Newcomen Road and continue on the South Town. Continue along the road passing The Pottery building on your left hand side, take the next left in to Warfleet Creek Road and the entrance to the car park is on the right.

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.

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