

BELLA VISTA KINGSWEAR




MARCHANT PETIT
COASTAL, TOWN & COUNTRY



BELLA VISTA, 11 FORE STREET

Occupying an enviable position in the heart of the picturesque South Hams village of Kingswear, this beautifully presented top-floor apartment enjoys stunning views across the River Dart towards Dartmouth.

With its wonderful waterside setting, charming village atmosphere and Dartmouth just a short ferry ride away, this delightful two-bedroom apartment makes an ideal lock-up-and-leave home, holiday retreat or permanent residence.

The position is undoubtedly one of the property's greatest attractions. Kingswear sits on the eastern bank of the River Dart, directly opposite the historic town of Dartmouth, and is renowned for its maritime character, sailing community and beautiful river setting.

The passenger ferry to Dartmouth is just a short walk away, providing a wonderfully convenient and scenic connection to the town's excellent restaurants, independent shops, galleries and waterfront. The car ferry also operates throughout the year, making Dartmouth and the wider South Hams easily accessible.

The apartment's wonderful outlook is a defining feature. The lovely open-plan living area incorporates sitting and dining spaces together with a well-appointed kitchen, while two windows frame the magnificent River Dart views.

The constantly changing river scene provides a captivating backdrop, with sailing boats, ferries and other vessels passing by throughout the day, while Dartmouth and the surrounding countryside rise beyond.

The principal bedroom is a comfortable double room, while the second bedroom is currently used as a home office/study, offering excellent flexibility. A stylish separate shower room completes the accommodation.

Accessed via steps from Fore Street, the apartment has its own private entrance and also enjoys use of a communal garden area.

Kingswear offers an exceptional lifestyle for those drawn to the water and the great outdoors. There are excellent marina facilities, deep-water moorings and the Royal Dart Yacht Club, while the famous Dartmouth Steam Railway provides a seasonal service towards Torbay.

With beautiful countryside, sandy beaches and excellent leisure facilities all within easy reach, this is a wonderful opportunity to acquire a home in one of South Devon's most captivating waterside locations.





KEY FEATURES

- Beautiful position in the heart of Kingswear
- Stunning panoramic views across the River Dart to Dartmouth
- Really well presented top-floor two-bedroom apartment
- Spacious open-plan sitting, dining and kitchen area
- Ideal lock-up-and-leave, holiday retreat or permanent home
- Short walk to passenger and car ferries to Dartmouth
- Private entrance with use of a communal garden
- Excellent access to sailing, marinas, beaches and the beautiful South Hams
- The apartment cannot be holiday let





PROPERTY DETAILS

Property Address

Bella Vista, 11 Fore Street, Kingswear, Devon, TQ6 0AQ

Mileages

Dartmouth ¼ mile by ferry, Totnes 12 miles, Torquay 11 miles. All mileages are approximate.

Services

Mains electricity water and drainage. Electric storage heating

EPC Rating

Current: E Potential: C

Council Tax Band

B

Tenure & Service Charge

Share of Freehold & 999 year leasehold from 26-05-1989. The apartment cannot be holiday let.

£850 p.a. service charge. Each leaseholder makes up Belgravia Terrace Management Company Ltd

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

From Dartmouth take either the lower ferry or passenger ferry to Kingswear. Follow the high street passing The Steam Packet Inn and a step of sets on the right leads up to the back of the building and access to the apartment

Viewing

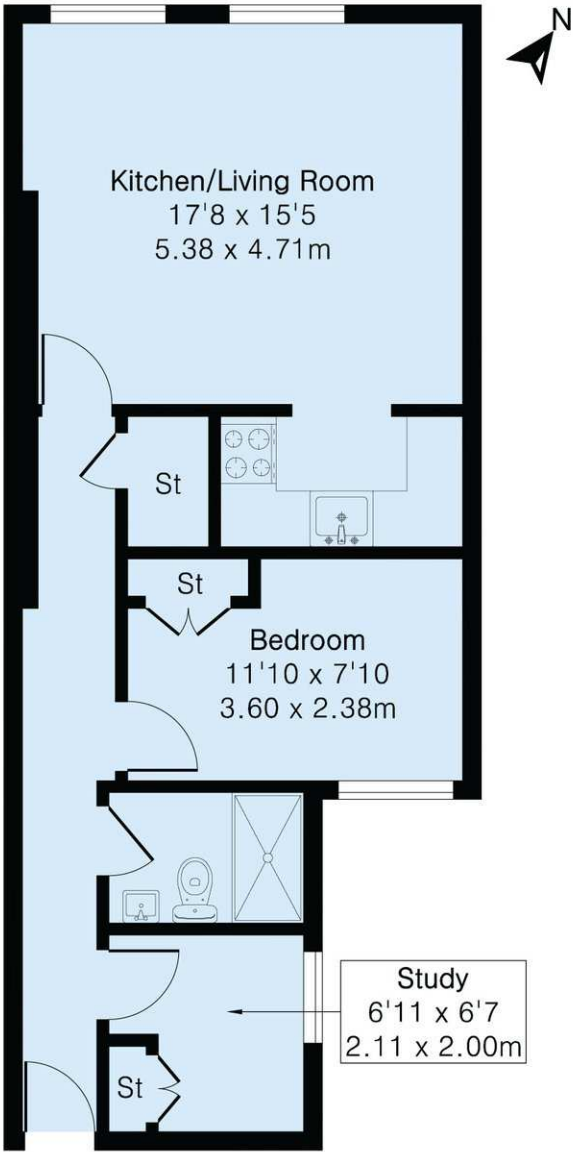
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



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FLOOR PLAN

Approximate Gross Internal Area 536 sq ft - 50 sq m



Third Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





MARCHAND PETIT

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