



Fairview Road, Dartmouth

Guide Price **£185,000**

Super countryside, town and river views are enjoyed from this spacious maisonette which is in need of modernisation.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

- River, country and town views
- 1168 Square Feet
- No chain
- Gas central heating
- 2 bedrooms
- Large attic room
- kitchen
- Lounge/Dining Room
- Upvc double glazing
- Cannot be holiday let

Tenure: Leasehold. 957 years remaining.

Property Type: Flat

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 2

Council Tax Band: C

A spacious split-level apartment extending to just under 1,168 sq ft, enjoying far-reaching views across Dartmouth, the River Dart and the surrounding countryside. Offering flexible accommodation over two floors, the property presents an excellent opportunity for a purchaser to modernise and create a home tailored to their own individual tastes and requirements.

The property is approached via a pedestrian pathway from Fairview Road, with steps leading to the private entrance and welcoming landing.

The accommodation comprises a family bathroom fitted with a sunken bath, separate shower, wash hand basin, WC and an airing cupboard. The principal bedroom benefits from fitted wardrobes, a vanity unit with wash hand basin and a side aspect window.

The galley-style kitchen is fitted with a range of floor and wall-mounted units incorporating a sink and drainer, work surfaces, a freestanding oven, freestanding fridge freezer and space and plumbing for a washing machine.

The spacious sitting/dining room is undoubtedly one of the property's standout features, with a large bay window framing delightful elevated views across Dartmouth, the River Dart and the surrounding countryside. An electric fire provides an attractive focal point, creating a comfortable and inviting living space.

Bedroom Two is positioned to the front of the property and also enjoys pleasant views across the town towards the surrounding countryside.

From the inner hallway, a glazed door leads to stairs rising to the first floor, where a substantial double-aspect room benefits from windows to both the front and rear, fitted wardrobes and excellent natural light. This versatile space could be utilised as a principal bedroom (subject to any necessary permissions), home office, studio or hobby room, depending on individual requirements.

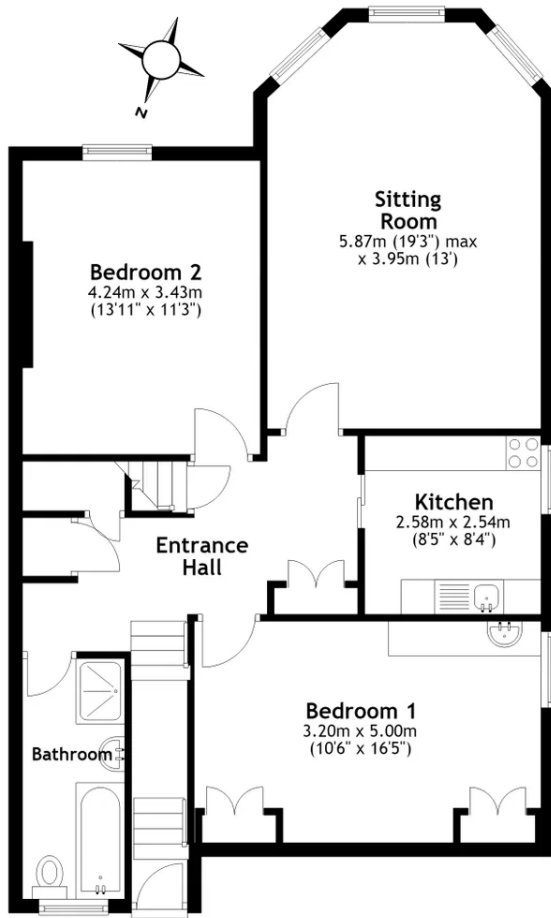
Although the property would now benefit from a programme of modernisation and updating throughout, it offers generous and adaptable accommodation in a highly sought-after residential location, making it an exciting opportunity to create a wonderful home with exceptional views.

NB. This property cannot be holiday let. All mains services connected. Gas central heating. Buildings insurance contribution for 2026/27 is £550.19. Maintenance charge is one third of the costs.



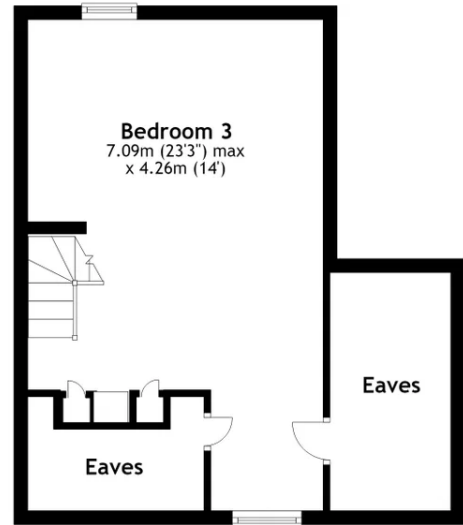
Ground Floor

Approx. 82.3 sq. metres (885.5 sq. feet)



First Floor

Main area: approx. 26.3 sq. metres (282.9 sq. feet)
Plus eaves, approx. 9.4 sq. metres (100.8 sq. feet)



Main area: Approx. 108.6 sq. metres (1168.4 sq. feet)
Plus eaves, approx. 9.4 sq. metres (100.8 sq. feet)

14a Fairview road, Dartmouth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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