

GROUND & FIRST FLOOR FLATS
13 SOUTH TOWN, DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



GROUND FLOOR FLAT & FIRST FLOOR FLAT

13 SOUTH TOWN

TWO ONE-BEDROOM APARTMENTS WITH PANORAMIC RIVER DART VIEWS

Occupying an enviable position above the River Dart in Dartmouth's sought-after South Town, this handsome period property presents a rare opportunity to acquire two beautifully positioned one-bedroom apartments, arranged over the ground and first floors.

With far-reaching views across the River Dart towards Kingswear and the wooded slopes beyond, both apartments are light, well presented and thoughtfully arranged to make the most of their spectacular waterside setting. Whether considered as a permanent home with long-term rental potential, a coastal retreat, or a convenient base from which to enjoy all that Dartmouth and the South Hams have to offer, this is an enticing proposition in an exceptional location.

The property occupies the ground and first floors of an attractive period building, positioned above the river and within easy reach of Dartmouth town centre.

Ground Floor Apartment

The ground floor apartment offers a welcoming open-plan living space, with a fitted kitchen opening into the sitting room. The principal rooms enjoy the wonderful outlook towards the River Dart, creating a light and relaxing environment. There is also a double bedroom, bathroom and useful utility area.

First Floor Apartment

The first floor apartment provides a well-planned layout comprising a galley-style kitchen, separate cloakroom and spacious sitting/dining room, again making the most of the wonderful river views. The accommodation is completed by a double bedroom with en suite bathroom.

OUTDOOR SPACE & PARKING

To the rear, accessed from the first floor apartment, is an elevated paved terrace, providing a delightful outdoor space from which to enjoy pretty views across the River Dart.

A useful private parking space is situated to the side of the property — a particularly valuable feature in Dartmouth.

Please note: the apartments cannot be used for holiday letting, but can be offered on the long-term rental market.

Across the water, Kingswear rises steeply from the riverbank, its colourful waterside homes and wooded slopes creating a beautiful backdrop. Looking along the River Dart, the view opens towards the harbour mouth, whilst in the opposite direction the marina and forest of yacht masts create a quintessentially nautical scene.

Dartmouth is one of South Devon's most desirable waterside towns, renowned for its picturesque historic streets, independent shops, galleries, cafés and excellent choice of restaurants.

The River Dart is a celebrated sailing destination and provides the setting for the town's famous annual Royal Regatta. Beyond the town, the South Hams offers an outstanding variety of coastal walks, sheltered coves, sandy beaches and beautiful countryside.

Golf courses and a wide range of outdoor pursuits are also readily accessible.

For commuters and those travelling further afield, mainline rail services to London Paddington are available from Totnes, approximately 13 miles away, while the A38 Devon Expressway can be reached at Buckfastleigh, approximately 19 miles to the north.

With its exceptional river views, sought-after South Town location, two independent one-bedroom apartments, private parking and attractive rear terrace, this property offers a particularly versatile opportunity.





KEY FEATURES

- Two x one-bedroom apartments arranged over the ground and first floors
- Stunning far-reaching views across the River Dart towards Kingswear
- Sought-after South Town location, within easy reach of Dartmouth town centre
- Light and well-presented accommodation in an attractive period building
- Ground floor apartment with open-plan living space and fitted kitchen and double bedroom
- First floor apartment with separate kitchen, sitting/dining room and en suite bedroom
- Elevated paved terrace with pretty river views
- Useful parking space to the side of the property
- Suitable for long-term letting, but not holiday letting





PROPERTY DETAILS

Property Address

Ground & First Floor Flat, 13 South Town, Dartmouth, Devon, TQ6 9BX

Mileages

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

Services

Mains electricity gas water and drainage. Gas fired central heating

EPC Rating

GFF Current: D Potential: C
FFF Current: C, Potential: C

Council Tax Band

B

Tenure

GFF - 999 year leasehold from 01/01/1989. Service Charge £250.00 p.a.
FFF - 999 year leasehold from 03/08/1898. Service Charge £250.00 p.a.

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 the Marchand Petit Dartmouth office cross the road on to Newcomen Road and follow the road which in turn becomes South Town where the property is on the right hand side

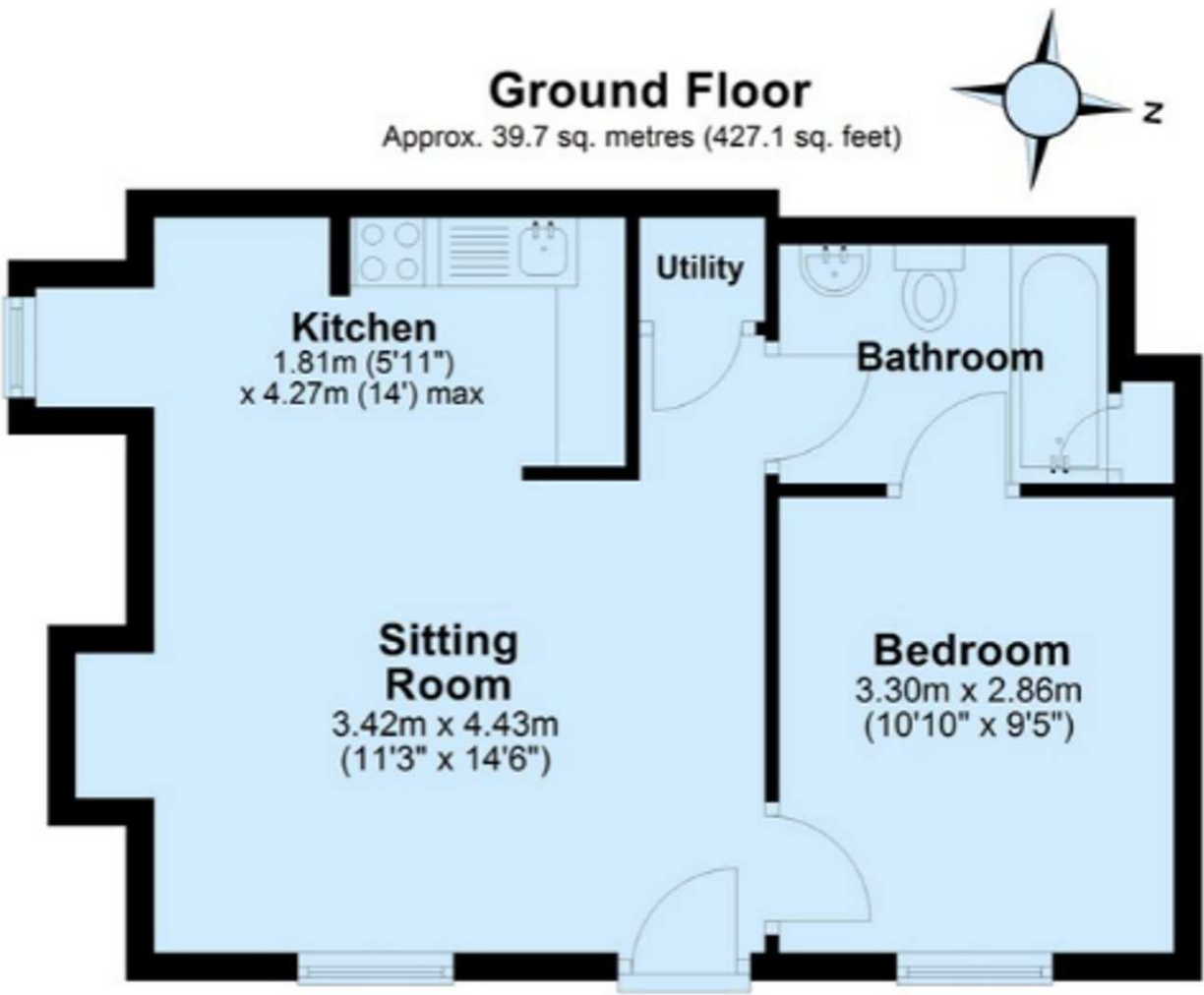
Viewing

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

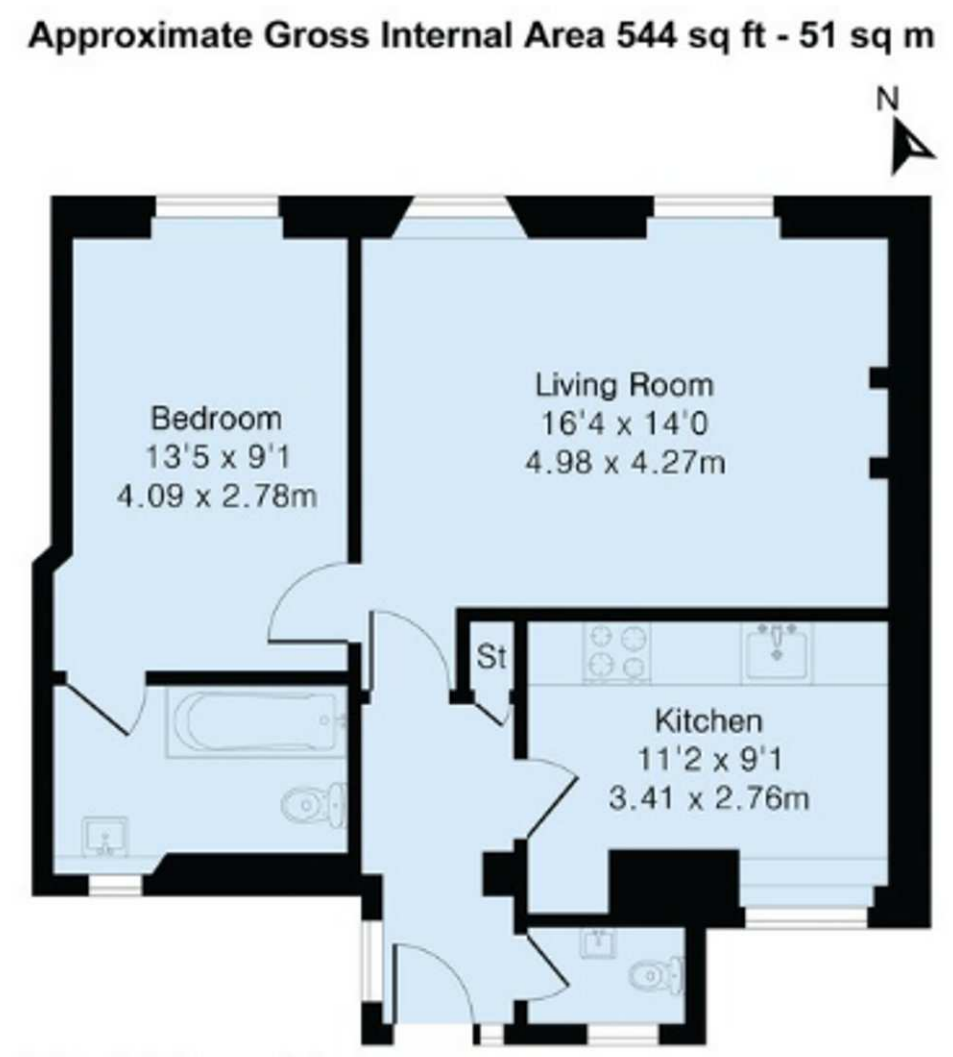


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FLOOR PLAN



Total area: approx. 39.7 sq. metres (427.1 sq. feet)



First Floor Flat



MARCHAND PETIT

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