42 DART MARINA
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY


Dartmouth
Panasonic

42 DART MARINA

A wonderful opportunity to own an attractive two-bedroom waterside apartment within the prestigious, award-winning Dart Marina development situated on the banks of the River Dart in Dartmouth.

Enjoying a pretty view across the River Dart towards Kingswear, with the added charm of the passing steam railway, Apartment 42 occupies a lovely position within its block of just nine apartments.

Combining an enviable peaceful setting with excellent convenience, the apartment benefits from lift access and its own allocated parking space. A short, level and picturesque riverside walk leads directly into the heart of Dartmouth, where a lovely selection of independent shops, cafés, restaurants and waterfront attractions can be enjoyed throughout the year.

Arranged over two floors, the apartment offers well-proportioned, light accommodation. The lower floor comprises a welcoming entrance hall, two comfortable double bedrooms with fitted wardrobes and a bathroom. Stairs lead to the upper floor, where a landing provides access to a further bathroom and an attractive open-plan living room. The living areas features a fitted kitchen with integrated appliances, a dining area and a welcoming space fo relaxing in with a cosy electric stove and double doors to a juliet balcony. The two-storey layout creates a natural separation between the bedrooms and the main living and dining area, making the apartment particularly well suited to both personal use and holiday letting.

Apartment 42 offers considerable versatility, whether as a permanent residence, a second home for enjoying the South Devon coast or an established holiday-let investment. Currently operated as a successful holiday let for the past five years, It enjoys very positive guest feedback and benefits from a number of returning visitors, offering an established foundation for purchasers wishing to continue to holiday let. The opportunity to combine personal use with holiday letting is particularly appealing, allowing owners to enjoy their own time in Dartmouth while generating income when the apartment is available to guests.

Dart Marina is professionally managed through a management company in which residents are members and have an equal say in the running of the development. The service charge for the last financial year was £3,846, and the ground rent is currently approximately £930 per annum.

Dartmouth itself is one of South Devon’s most sought-after waterside towns, renowned for its beautiful estuary, historic streets, independent shops, excellent restaurants and sailing heritage. With the River Dart on the doorstep and the town centre just a short stroll along the waterfront, Dart Marina offers a particularly attractive setting in which to enjoy the very best of this vibrant coastal community.

With its wonderful river views, convenient location, allocated parking, lift access and established holiday-let history, Apartment 42 represents a wonderful opportunity to acquire a distinctive waterside property, equally suited to permanent living, personal holidays or investment.

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 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

- Attractive two-bedroom waterside apartment arranged over two floors
- Prestigious, award-winning Dart Marina development
- Pretty views across the River Dart towards Kingswear
- Lift access and allocated parking space
- Short, level and scenic riverside walk into the heart of Dartmouth
- Two double bedrooms, two bathrooms and an open-plan living space
- Established holiday let
- Ground Rent Approx. £930.00 pa. Service Charge Approx. £4000.00 pa







PROPERTY DETAILS

Property Address
42 Dart Marina, Sandquay Road, Dartmouth, Devon, TQ6 9QP

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

Services
Mains electricity water and drainage. Electric heating

EPC Rating
Current: D Potential: D

Council Tax Band
Not applicable - business rated

Tenure, Ground Rent & Service Charge
Leashold 999 years from 28/11/2003
Ground rent approx. £930.00 p.a. Service charge approx. £4000.00 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.

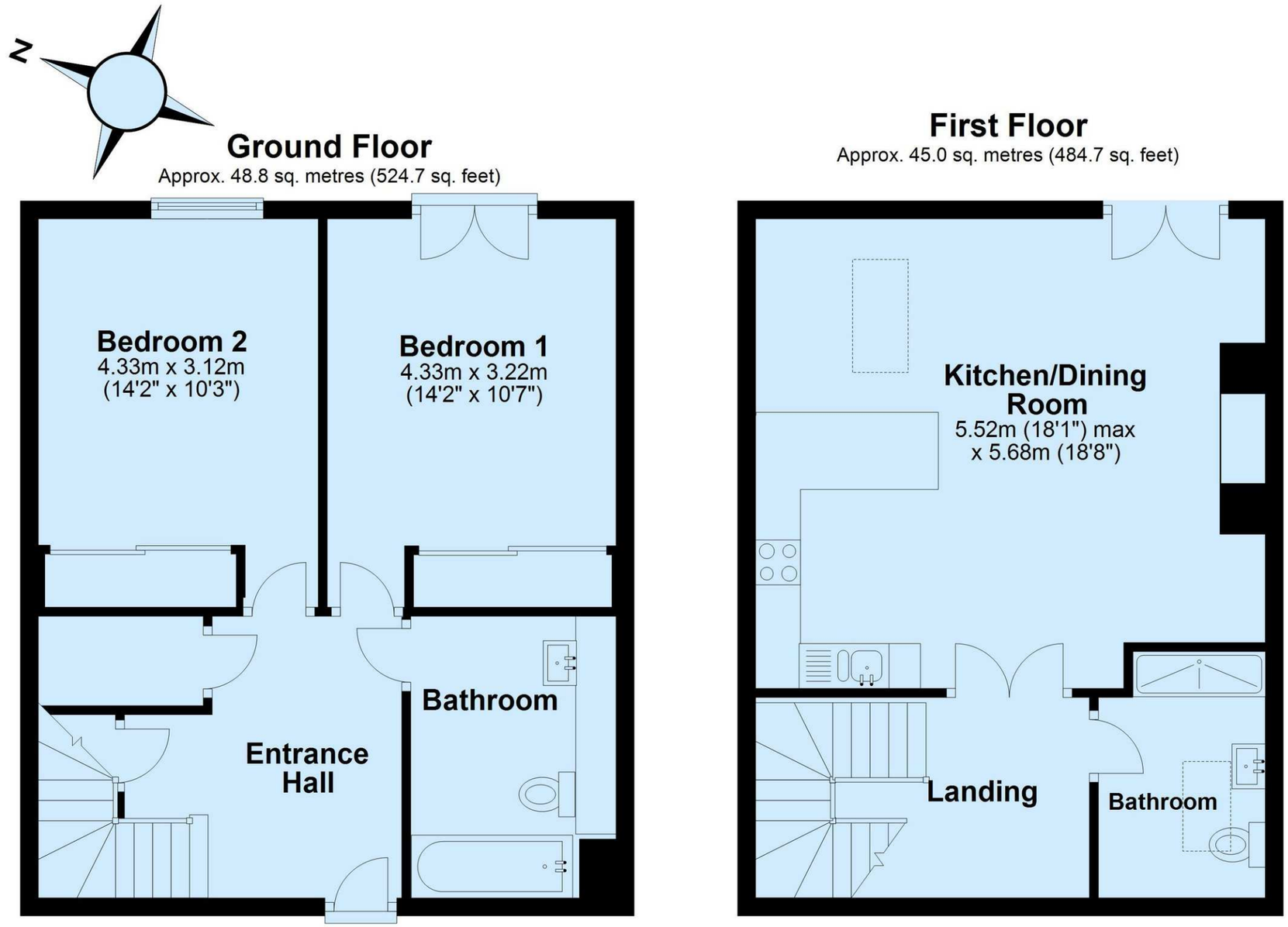
Directions
Approaching Dartmouth from Totnes proceed down College Way passing Britannia Royal Naval College on your left. At the bottom of the hill, entering the one way system, follow the road round to the left, following the signs to Dart Marina. Continue through the car park and past the hotel and the entrance is on the left hand side.

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



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.

FLOOR PLAN



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth Office
01803 839190 | dartmouth@marchandpetit.co.uk
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

MARCHANDPETIT.CO.UK