

VIEW FROM BALCONY



## 5 Marina Court

Lower Contour Road, Kingswear, Dartmouth, Devon TQ6 0AL

THE  
**coastal**  
HOUSE | ESTATE AGENTS



# 5 Marina Court

£565,000

Beautifully presented four bed property with views over the marina and River Dart with parking and garage

One of only six properties in this purpose built block situated in the heart of picturesque Kingswear village, is this contemporary designed four bedroom spacious maisonette.

Enjoy the stunning close water and woodland views from the ground floor in the large open plan lounge/diner with balcony or sit on your own private balcony off one of the well-proportioned bedrooms upstairs. With one bedroom ensuite plus a family bathroom, and a newly refurbished kitchen, this property is an ideal bolt hole on the river or permanent village home close to all local amenities with level access and garage.

- Magnificent rural and river views
- Four bedrooms – one ensuite and one with balcony
- Large open plan lounge diner with balcony
- Garage and off road allocated parking
- Leasehold with share of freehold







Accessed from Lower Contour Road a double glazed front door opens into:

**HALL** with tiled floor and under floor heating, LED downlighters and under stairs storage cupboard. Arch opens to:

**KITCHEN** with newly fitted wall and base units, tiled floor with underfloor heating, electric oven with hob over and stainless steel extractor fan above. Double glazed window to front and side elevation affording views of the River Dart. Space for washing machine and dishwasher. Integrated fridge and freezer. Stainless steel sink and drainer. LED downlighters.

Glazed door from **HALL** opens into the spacious **LOUNGE/DINER with BALCONY**

This open plan room benefits from a good sized balcony from which to enjoy the magnificent views of the River Dart, Dartmouth Marina, Britannia Royal Naval College and across to Dartmouth town as well as Waterhead Creek and the beautiful surrounding countryside. With carpet, two electric programmable radiators, two pendant light fittings, and double glazed bay window and double glazed French patio doors to the **BALCONY**, this is a lovely room in which to dine and entertain or to simply relax and watch the boats.

From the **HALL** carpeted stairs lead up to the first floor accommodation with carpeted **LANDING** with LED downlighters and loft hatch with loft ladder to a part-boarded **LOFT** ideal for additional storage. Doors from **LANDING** open to:

**BEDROOM 1 with BALCONY** Good sized double bedroom with superb river and rural views from the **BALCONY** with double glazed French patio doors. Carpet, coving, electric convector heater, pendant light fitting.

**BEDROOM 2** Double bedroom with double glazed bay window affording glorious water and woodland views. Carpet, coving, electric convector heater and pendant light fitting.

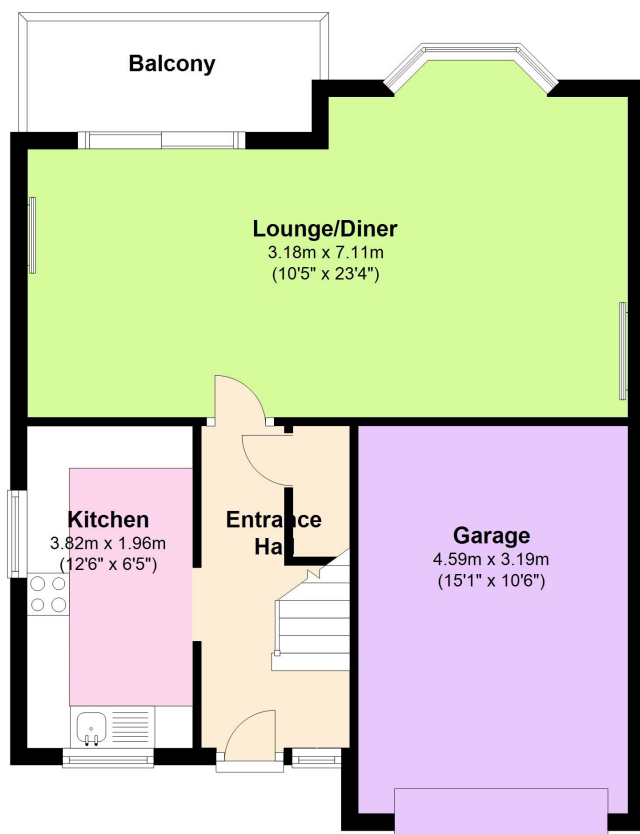
**BEDROOM 3 with ENSUITE SHOWER ROOM** Large double bedroom with double glazed window, carpet, coving, pendant light fitting and electric convector heater. Door to **ENSUITE SHOWER ROOM** comprising pedestal wash hand basin, low level w.c., glazed shower cubicle with rain shower and separate hand held shower, heated towel rail, fully tiled walls and floor, LED downlighters and extractor fan.

**BEDROOM 4/STUDY** Ideal space as **HOME OFFICE** or additional **BEDROOM** with carpet, coving, spotlights, double glazed window and under eaves storage cupboard housing hot water tank.

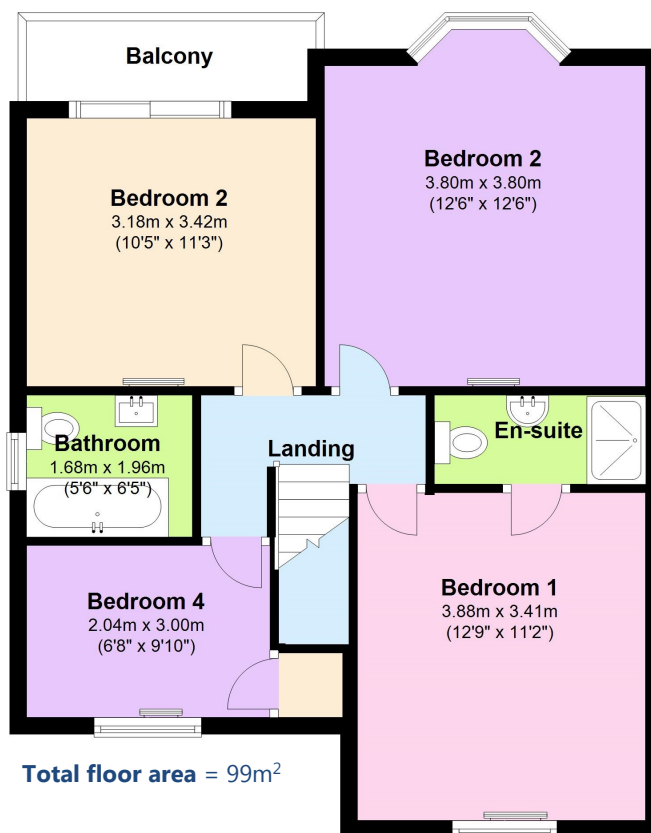
**FAMILY BATHROOM** Comprises full bath, pedestal wash hand basin, low level w.c., double glazed window to side elevation, LED ceiling light, coving, heated towel rail and fully tiled walls and floor with underfloor heating.

**OUTSIDE** Allocated parking space and single **GARAGE** with up and over door.

## Ground Floor



## First Floor



**SERVICES:** Mains water, drains, electricity. Electric heating. (No mains gas in Kingswear)

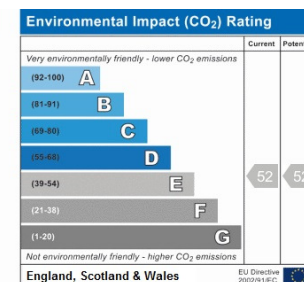
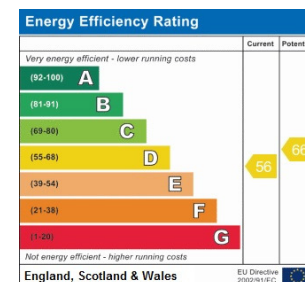
**EPC RATING:** D

**COUNCIL TAX:** Band F

**TENURE:** Leasehold with share of freehold. Vendors advise annual service charges approx. £1,400 and length of lease is 199 years from 1981.

**LOCAL AUTHORITY:** South Hams District Council t: 01803 861234

**DIRECTIONS:** From the Kingswear office turn right and walk up Lower Contour Road. Marina Court can be found a little past the school on the left hand side.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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