





Kingsbridge 12 miles Totnes 13 miles

A beautifully refurbished 2 double bedroom property situated in Above Town with river and sea views.

- Stunning river views
- 2 double bedrooms
- Good storage

SITUATION

Known as the jewel of the South Hams, the pretty waterside town of Dartmouth is a popular boating centre boasting a world-famous Regatta. Steeped in history and known for its naval college, it enjoys narrow streets and cobbled lanes hosting an abundance of chic boutiques and galleries, not to mention its array of gourmet restaurants, delicatessens, pubs and street side cafés. For commuting and access to the South Hams, Exeter has an international airport, Plymouth has a ferry terminal and Devon benefits from a comprehensive rail network and road links to the M5 motorway giving easy access to the rest of the UK.

DESCRIPTION

Number 23 Above Town is a well situated and charming 2 double bedroom property that boasts magnificent River Dart views. Spacious accommodation with good storage.

ACCOMMODATION

The front door opens into a hallway with window to the side, directly opposite is the bathroom, a good size with bathtub, washbasin and WC, window to side. There is a lovely open-plan kitchen painted in cream with fitted cupboards, an integral 4-ring gas hob and oven, as well as space & plumbing for a fridge/freezer and washing machine. Door to Bedroom 1 a double bedroom with water views out over the River Dart. Door to the living room, a beautiful room with an original Victorian tiled fire-place and those full River Dart views.

There is an open study area with under stairs cupboard and a window to the

front of the property, stairs to first floor Bedroom 2. A large room with Velux windows and excellent water views and full-height storage.

TENURE

Leasehold. 999 years from 1992.

SERVICES

Mains Electric, Gas, Water and Drainage. Council Tax Band C

LOCAL AUTHORITY

South Hams District Council

RE-DEVELOPMENT

The current owners have used a local award winning architect to draw up plans for redeveloping the property into a 3 bedroom 2 bathroom property with substantial views. Subject to Planning.

DIRECTIONS

From Stags' Office turn left onto Duke Street, then first left onto Anzac Street, up the steps next to Charity House, straight over into Crowther's Hill and left into Above Town, Number 23 will be found shortly on the left-hand side.

Offers In Excess Of
£250,000

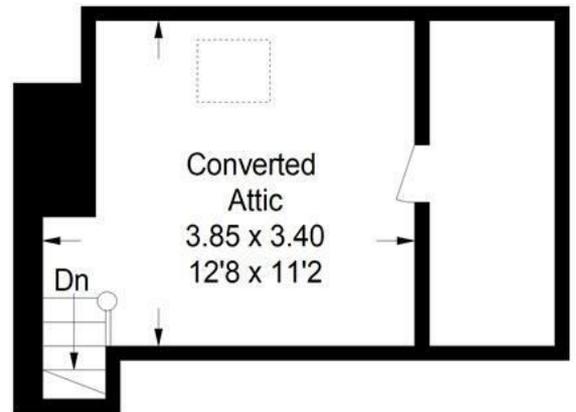


23 Above Town, Dartmouth

Approximate Gross Internal Area
62.5 sq m / 673 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID 648724)

These particulars are a guide only and should not be relied upon for any purpose.

9 Duke Street, Dartmouth, Devon, TQ6 9PY



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	50	57
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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