



Rest Harrow, 75 Above Town, Dartmouth, TQ6 9RH

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





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NO ONWARD CHAIN

A stunning apartment in a wonderful elevated position, just a few minutes' walk from the town centre, with outstanding widespread views of the River Dart and surrounding countryside from all principle rooms.

The apartment is beautifully presented and finished throughout, is filled with light and is currently a much loved home. Accessed via a flight of steps down from Above Town, the accommodation comprises of an entrance hall, a well fitted and equipped kitchen, a spacious sitting room with access to a balcony, two double bedrooms each with access to a balcony, a family shower room and a separate toilet. The balcony to the front will be bathed in sunshine from early morning through to the afternoon, the second balcony to the side enjoys sun from late morning to early evening – the views from both are superb. Finally, the apartment benefits from the right to park one vehicle in the middle spot of the car port.

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

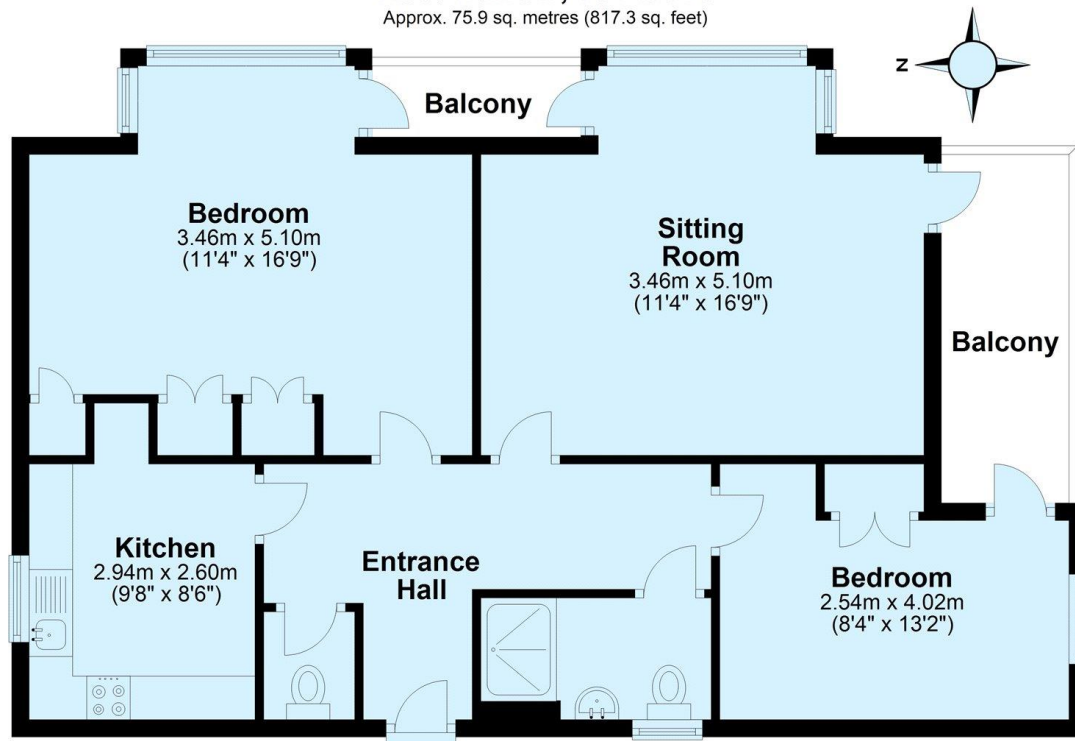
- Outstanding Widespread Views
- Beautifully Presented Accommodation
- Elevated Position A Short Walk From The Town Centre
- Two Double Bedrooms
- Outside Space
- Leaseholder Private Parking Space (not owned)
- 999 year lease from 1978
- Service charge (2024 / 25) £2856 p.a.
- Ground Rent £50 p.a.

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC D | COUNCIL TAX Band D | TENURE Long Leasehold

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Rest Harrow, 75 Above

Approx. 75.9 sq. metres (817.3 sq. feet)



Total area: approx. 75.9 sq. metres (817.3 sq. feet)



DIRECTIONS

From our offices in Hauley Road, proceed up the steps to the right of Whistlefish Gallery on Fairfax Place. Continue up the second set of steps from Higher Street (Horn Hill). At the top of the steps turn left on to Above Town and continue towards the far end where the property is on the left hand side accessed through a wooden gate.

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.

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