STAGS



2A Meadow Cottages

2A Meadow Cottages, The Level, Dittisham, Dartmouth, TQ6 0EU







Dartmouth 7.1 miles | Totnes 13.3 miles | Exeter 42.1 miles

A light and spacious one-bedroom maisonette enjoying far-reaching views over the River Dart, with a garden and off-road parking, in the highly sought-after village of Dittisham

- Far-reaching views over the River Dart
- Sought-after riverside village
- Approximately 826 sq ft of accommodation
- Light and spacious open-plan living
- Subject to a Devon Rule - See agents note
- Private entrance
- Terraced front garden
- Off-road parking for one vehicle
- Leasehold with share of freehold
- Council tax band B

Guide Price £230,000

SITUATION

Dittisham is one of the South Hams' most attractive riverside villages, nestled on the western banks of the River Dart amidst rolling countryside. The village has a thriving community with a shop and post office, two pubs, a waterside café, sailing club and The Ham, a popular recreational area beside the river. A ferry also provides access to the National Trust's Greenway estate.

The historic port of Dartmouth offers a wide range of shops, restaurants and galleries, whilst Totnes provides further amenities and a mainline railway station. The A38 offers convenient access towards Exeter and Plymouth.

DESCRIPTION

Enjoying an elevated position with beautiful views over the River Dart and surrounding countryside, 2A Meadow Cottages offers an appealing opportunity to embrace village life in one of the South Hams' most desirable locations.

The property is arranged over three floors, with light and generously proportioned accommodation extending to approximately 826 sq ft. With its own private entrance, front garden and off-road parking, it offers a wonderful balance of space, convenience and an attractive riverside setting.

ACCOMMODATION

A private entrance porch opens into a hallway with useful storage cupboards and stairs rising to the first floor.

The spacious, dual-aspect sitting room enjoys plenty of natural light and opens into the kitchen/dining area, which has wooden flooring, fitted units with timber worktops, an integrated oven and hob, open shelving and space for a fridge freezer and dining table. Also on this floor is a bathroom with a bath and electric shower over, WC and wash basin.

Stairs rise to the second floor, where the generous double bedroom benefits from a dual aspect, built-in cupboards and a partially vaulted ceiling, with some restricted head height. Attractive views can be enjoyed throughout the accommodation.

OUTSIDE

The property benefits from off-road parking for one vehicle, with a shared pathway and steps leading through the terraced front garden to the entrance.

The garden has established shrubs, greenery and areas of lawn, offering plenty of opportunity for further planting and landscaping.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

According to Ofcom, superfast broadband is available up to 80 Mbps. Mobile coverage is predicted to be reasonable with Three and Vodafone, but poor with EE and O2.

AGENTS NOTE

The property is subject to a Devon local occupancy restriction under Section 157. It is understood that at least one purchaser must have lived in Devon for the preceding three consecutive years. Purchasers should confirm their eligibility with South Hams District Council.

TENURE

Leasehold, with a 999-year lease granted from 1 January 2007.

The purchaser will acquire a share of the freehold (title DN210719), jointly with the owner of the ground-floor property. The lease includes the right to park one vehicle.

There is no fixed annual service charge, although owners are expected to contribute equally towards shared costs.

DIRECTIONS

From Dartmouth, proceed towards Totnes and, after approximately four miles, turn right at Hemborough Post, by the Sportsmans Arms, signposted Dittisham. Continue into the village and turn right into The Level, where the property will be found on the left, shortly before the telephone box.

What3words: takes.defrost.dined


SUGAR





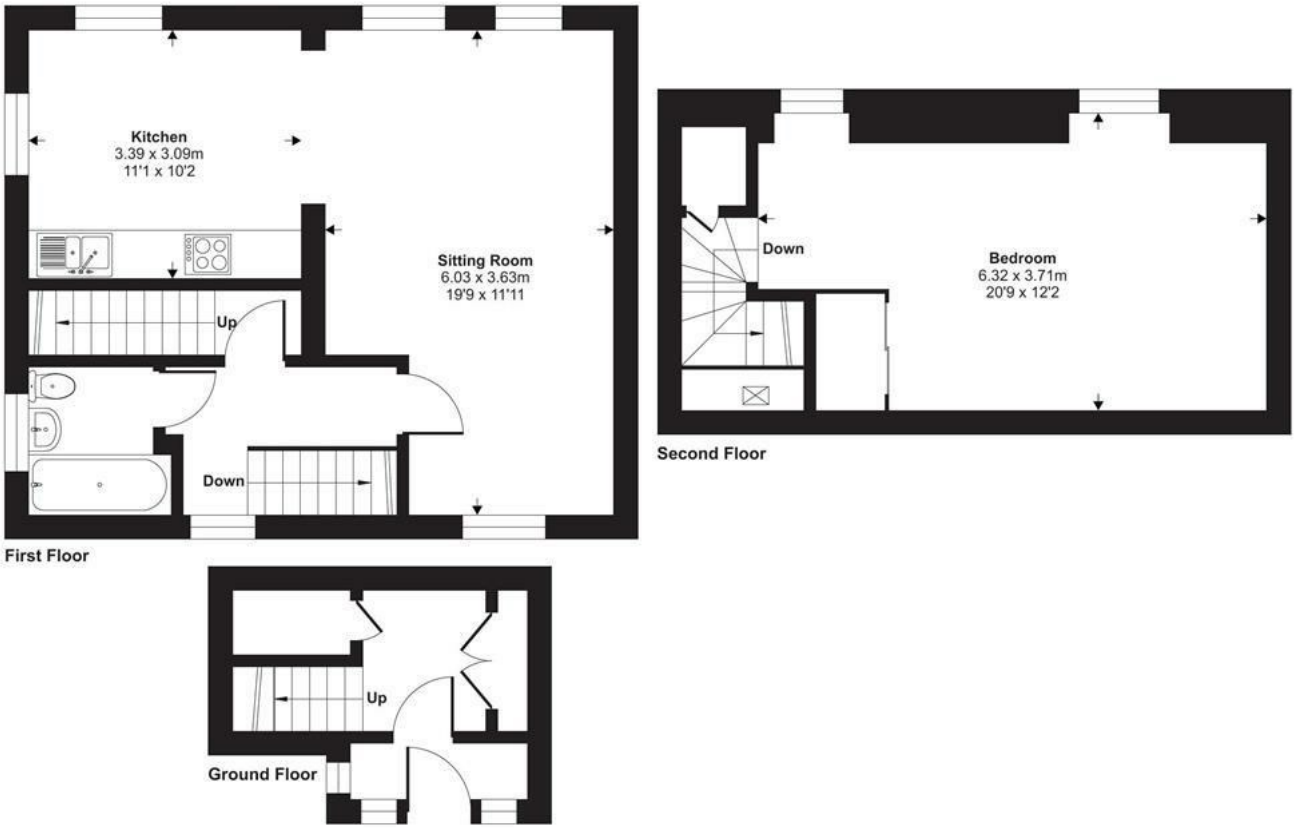




2A Meadow Cottages, The Level, Dittisham, Dartmouth, TQ6 0EU

Approximate Area = 826 sq ft / 76.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1548442

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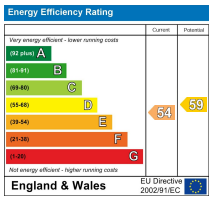

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