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Ground Floor Flat



#### SITUATION

Nestled where the River Dart meets the sea, Dartmouth stands as one of South Devon's most captivating destinations. This picturesque waterside town enchants visitors with its historic cobble streets, stunning riverside setting, and the gentle hills that embrace the surrounding landscape. The town provides an excellent blend of culture and convenience, featuring an array of independent boutiques, art galleries, pubs, and restaurants. Residents and visitors alike benefit from comprehensive amenities including a medical centre, cinema, library, two swimming pools, leisure centre, and three supermarkets. Dartmouth also proudly houses the prestigious Britannia Royal Naval College, adding to its distinguished maritime heritage. The town's cultural calendar brims with celebrated events throughout the year, from the renowned Dartmouth Music Festival to the spectacular Port of Dartmouth Royal Regatta and the acclaimed Dartmouth Food Festival. The deep-water harbour serves as a magnet for sailing enthusiasts worldwide, while the stunning Devon coastline lies just moments away. Dartmouth's location offers the perfect balance of coastal tranquillity and accessibility. The A38 Devon expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington, making this charming riverside haven surprisingly accessible.

#### DESCRIPTION

13 South Town is nestled on the banks of the river Dart and just moments from the town centre. The apartment offers the perfect blend of tranquil riverside living and convenient town centre access, making it an exceptional choice for a primary residence or lock-and-leave retreat. Positioned in one of the area's most coveted locations, this charming property serves as your gateway to exploring Devon's spectacular coastline and countryside. The riverside setting provides endless opportunities for outdoor enthusiasts while maintaining close proximity to local amenities.

Enter through your own private entrance into a bright, welcoming open-plan living area that maximizes both space and natural light. The space boasts a feature window with built-in seating offering wonderful river Dart views, creating a perfect spot for morning coffee. The intelligently designed layout seamlessly combines living and dining areas, while the semi-open kitchen maintains a wonderful sense of flow and connectivity. The well-appointed kitchen features comprehensive floor and wall-mounted storage,

integrated electric oven, and fridge, ensuring both functionality and style.

The generously proportioned bedroom offers a serene sanctuary with its own feature window showcasing stunning sea views. With ample space for a double bed and storage solutions, this room provides a restful escape at the end of each day. The property is completed by a well-designed 'Jack and Jill' bathroom accessed from either the bedroom or living space and features a bath with overhead shower, WC, wash basin, and heated towel rail. Practical storage includes a dedicated cupboard for the hot water cylinder and a utility cupboard with space and plumbing for a washing machine, ensuring all modern living needs are met.

#### TENURE

Leasehold 999 years, 963 years remaining.

Service charge £250.00 per annum.

#### SERVICES

Mains electricity, water and drainage. Electric radiators throughout.

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

#### VIEWING

Strictly by prior appointment with Stags on 01803 835336.

#### DIRECTIONS

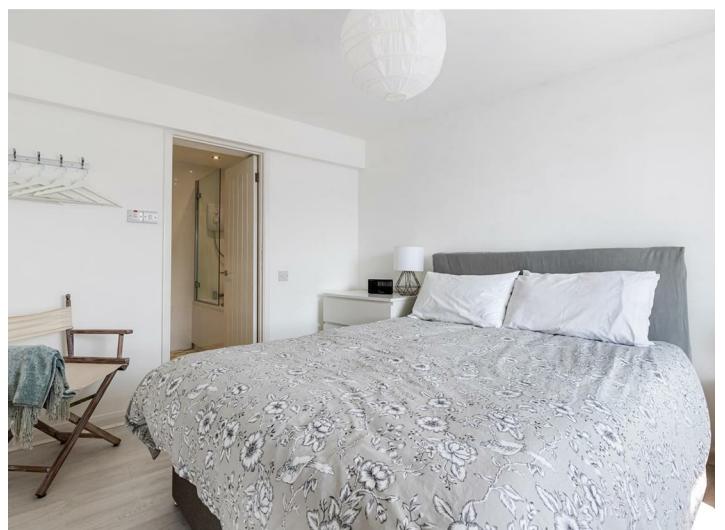
From Stags Dartmouth office in Duke Street turn right and proceed towards the Royal Avenue Gardens. Then turn right and pass the Boat Float on your left and bear right onto Fairfax Place. Turn right onto Newcomen Road and continue along to South Town where you will find the property on the right hand side.

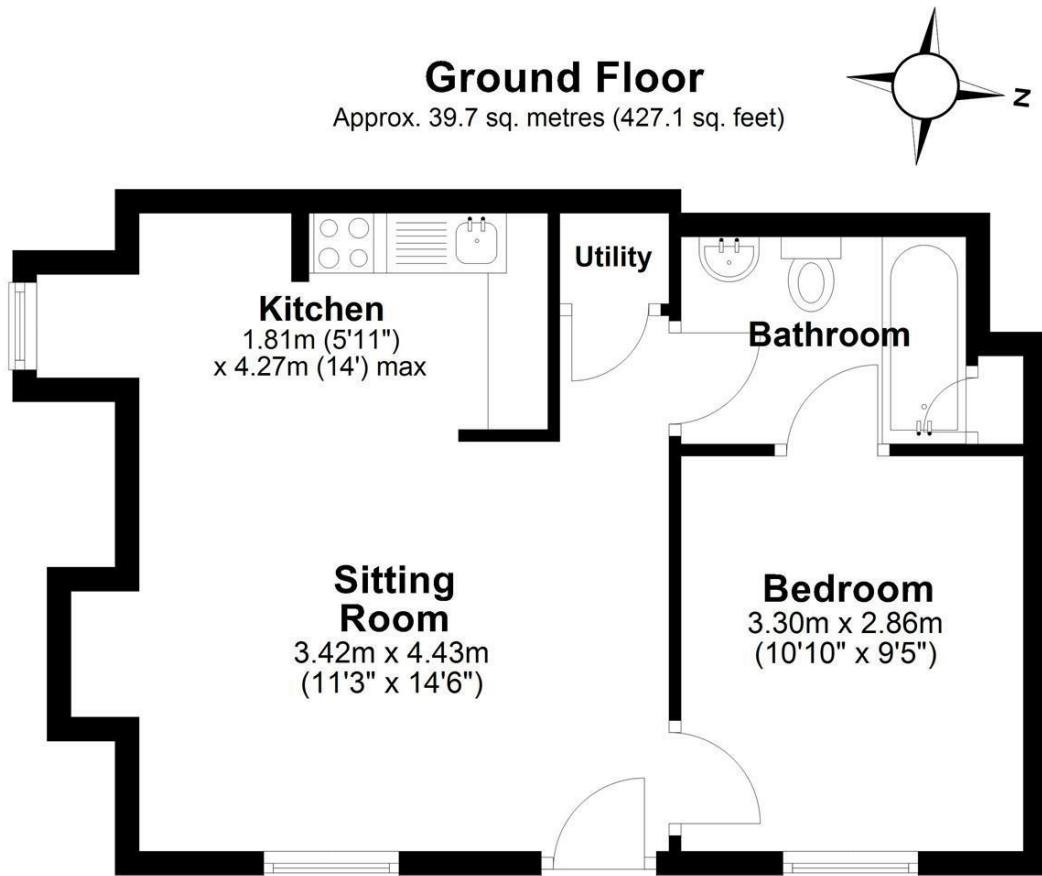
Totnes 14 miles Exeter 34 miles Plymouth 23 miles

**A charming ground-floor riverside apartment in sought-after South Town with stunning River Dart views,**

- No onward chain
- Highly sought-after area
- River views
- Ground floor apartment
- Short walk to town
- Beautifully presented
- Leasehold
- EPC band: D
- Council Tax band: B

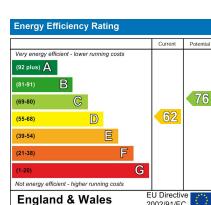
**Guide Price £250,000**





Total area: approx. 39.7 sq. metres (427.1 sq. feet)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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