



20 Above Town





# 20 Above Town

Dartmouth, Devon TQ6 9RG

Totnes 13 miles Plymouth 30 miles Exeter 41 miles

A beautifully presented, semi-detached townhouse situated in an elevated position with views over the River Dart.

- Semi-Detached Townhouse
- 4 Bedrooms
- Far-Reaching Views Over the River Dart
- Versatile Accommodation
- Main or Second Home Appeal
- Front terrace & Rear patio
- Freehold
- EPC D / Council Tax C

Guide Price £550,000

## SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

## DESCRIPTION

The property is located in the sought-after residential area of Above Town, just a short walk to the town centre, River Dart and all the wonderful amenities on offer. 20 Above Town is a beautifully presented townhouse occupying an elevated position offering versatile accommodation arranged over three floors. On the ground floor is a sitting room with wonderful bay window opening to a paved terrace, a dining room with door to a rear courtyard and a separate kitchen. There are four bedrooms served by a bathroom and shower room on the first and second floors and finally there is an additional sitting room on the second floor where the far-reaching views over the River Dart can be admired.





## ACCOMMODATION

A short set of steps rise from Above Town to the front door passing a pretty, paved terrace. The front door opens to an internal porch and stained-glass door which in turn leads to the entrance hallway. On the ground floor is a characterful sitting room with feature bay window with French doors opening to the front terrace, cornicing to the ceiling and a gas fireplace with built in storage either side. Oak effect laminate flooring leads from the sitting room into the dining room which in turn opens to the kitchen making this a social space and perfect for entertaining. The dining room has attractive wooden panelling, cornicing, access to a useful cupboard under the stairs and a door to the rear courtyard. The kitchen features a range of floor and wall mounted units above and below tiled surrounds and a quarry tiled floor. There is an integrated electric oven, gas hob and space for a washing machine, dishwasher and fridge/freezer.

Stairs rise to the first-floor landing passing smart glass panels. To the front of the property is the main bedroom which benefits from the same bay window as the sitting room below and a range of built in wardrobes. Also, on the first floor are two further bedrooms with one currently being utilised as a study and a family bathroom with WC, wash hand basin, heated towel rail and bath with shower over. On the second floor is a bright airy landing with skylight above flooding the stairs with natural light. On this level is an additional bedroom with built in eaves storage and a shower room with WC, wash hand basin and heated towel rail. Completing the accommodation is a wonderful sitting room which could equally be a bedroom. The room has a vaulted ceiling, ample eaves storage and superb far-reaching views over the River Dart and surrounding countryside.

## OUTSIDE

To the front of the property is a paved terrace which is enclosed on one side by mature laurel hedging. The terrace can be accessed from the sitting room where there is space for a bistro table and chairs as well as potted plants. Leading from the dining room to the rear of the property is a low maintenance, enclosed patio with raised decked terrace which is a perfect spot for alfresco dining. There is plenty of space for outside furniture to enjoy the afternoon sunshine as well as potted plants to provide colour against the white washed walls.

## TENURE

Freehold.

## SERVICES

Mains gas, electricity, water and drainage. Gas central heating.

## 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 our office in Duke Street turn left then take the first turning left into Anzac Street. Passing St Saviours Church and The Seven Stars on your left, follow the road before turning immediately right into Smith Street. Continue up the hill as it bends to the left onto Crowther's Hill and at the top turn left onto Above Town. Number 20 will be found after a short distance on the right-hand side.





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



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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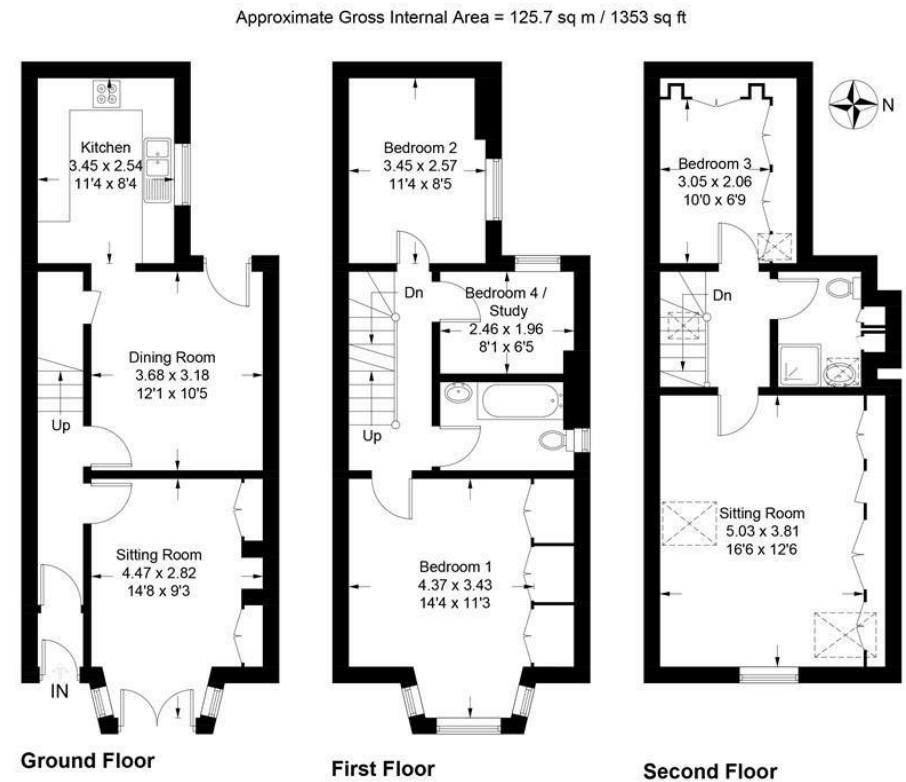


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