

Fairholme





# Fairholme

6 South Town, Dartmouth, Devon TQ6 9BX

Totnes 14 miles Exeter 34 miles Plymouth 23 miles

An exciting and rare opportunity to purchase a waterside property that can be converted into two separate apartments or one larger dwelling.

- No Onward Chain
- Refurbishment Opportunity
- Single Maisonette or 2 Apartments
- Freehold
- Stunning River & Sea Views
- Grade II Listed
- Character Features
- EPC D / Council Tax B

Guide Price £450,000

## 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

Fairholme is situated only a stone's throw from the River Dart in the highly sought-after, South Town. The property offers the unique opportunity to refurbish two waterside apartments or combine into one larger property. The front door leads to a characterful entrance hall with wood panelling and mosaic tiled floor. Leading from the entrance hall is the ground floor sitting room with two large sash windows offering wonderful views of the River Dart and across to Kingswear. An inner hall leads to a bathroom, airing cupboard and a useful utility room with WC and space and plumbing for a washing machine. To the rear is a double bedroom and kitchen with door opening to a set of steps which rise to the enclosed terrace at first floor level.

A curved staircase rises to the first floor landing with skylight above. To the front of the property are two sizeable rooms both with charming bay windows offering stunning, panoramic views of the River Dart from the Higher Ferry to Dartmouth Castle and the sea beyond. To the rear is a bedroom with built in wardrobes and a bathroom. The kitchen features a range of floor and wall mounted units whilst there is a utility area with door opening to the enclosed terrace.

## TENURE

Freehold. The separately owned and not for sale second floor apartment is held on lease.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired 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

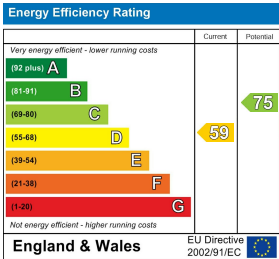
Strictly by prior appointment with Stags on 01803 835336.

## DIRECTIONS

From 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.



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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