



22 Above Town



**STAGS**



# 22 Above Town

, Dartmouth, Devon, TQ6 9RG

Totnes 12 miles Kingsbridge 12 miles Exeter 41.6 miles

An delightful 4-bedroom period townhouse arranged over 3 floors with private outside space and wonderful harbour views from the 1st & 2nd floors.

- Period Townhouse
- 4 Bedrooms
- River Views
- Tastefully decorated
- Private Outside Space
- No Onward Chain

Guide Price £595,000

## 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 world famous Royal Regatta and Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth appeals for its variety of recreational activities on offer along its embankment and with its dynamic range of modern and quirky shops, galleries and restaurants; it offers a quality of life like no other. With over 20 events each year within the area, Dartmouth offers something for everyone.

## DESCRIPTION

Number 22 Above Town is a lovely 4-bedroom town house with excellent natural light and located on a quiet residential street. Small courtyard to both the front and rear of the property, with views looking out towards the River Dart.





## ACCOMMODATION

Entering on the raised ground floor into the hallway, you will find a door into an informal reception room with bay window to the front and a further door leading to the largest of the bedrooms (with en-suite bathroom and access to the patio) at the rear. On the first floor you have a sizeable kitchen with plenty of storage space and views out towards the river. A family bathroom with WC and a shower over the bath is found next to the kitchen and a study and bedroom at the rear. There is a large reception room on the final top floor with excellent views out over the river and natural light pouring through the sky light and Velux windows. Further on this floor, bedroom 4 is also positioned on this floor, to the back of the property.

## OUTSIDE

There is a back patio leading off the ground floor bedroom, as well as a small patio area at the front of the property.

## SERVICES

Mains services are connected with the property benefiting from gas central heating.

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council.

## DIRECTIONS

From our offices in Duke Street turn left then taking the first turning left into Anzac Street. Passing St Saviours Church on your left, follow the road before turning immediately right into Smith Street. Continue up the hill as it bends into Crowther's Hill and at the top turn left onto Above Town. Number 22 will be found after a short distance on the right hand side.

## VIEWING ARRANGEMENTS

Strictly by appointment please with our Dartmouth office.  
Tel: 01803 835336.



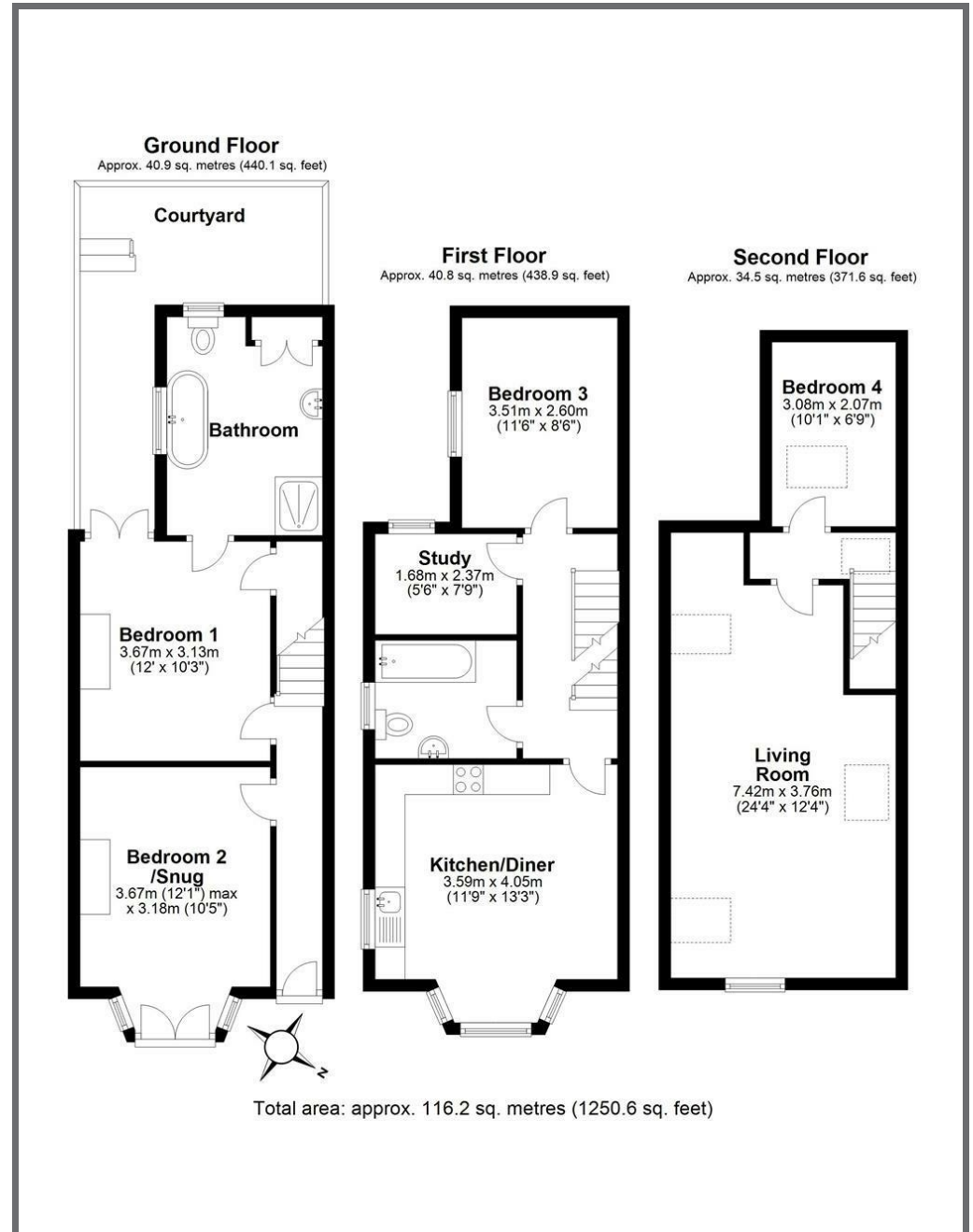


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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