



3 Fairfax Place



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Dartmouth, Devon TQ6 9AD

The Loft is perched above the town, within the beautiful historic Grade II listed Fairfax Place. This jewel of an apartment is centrally located, with interesting views over the town, different from each window. The apartment is well finished and would be an ideal bolt hole or holiday let. There is an open-plan living, kitchen dining space, really spacious master bedroom with built in cupboard space, a second double and family bathroom complete with bath and shower. There is a small roof terrace area, perfect to enjoy a evening glass in the sunshine.

- Town centre apartment
- Open-plan living
- Currently a successful holiday let
- Two double bedrooms
- Roof terrace

Offers In Excess Of £275,000

## SITUATION

Dartmouth is not your average sleepy coastal town, it buzzes with culture, art, gastronomic offerings and a lively boating community. Well known for its world famous Royal Regatta and Naval College, Dartmouth is steeped in history with unique architecture.

Dartmouth appeals due to the variety of recreational activities available along its embankment. the dynamic range of independent shops, galleries and eateries which all combine to offer a lovely quality of life.



## DESCRIPTION

The Loft is perched above the town, within the beautiful historic Grade II listed Fairfax Place. This jewel of an apartment is centrally located, with interesting views over the town, different from each window and easy access to the many amenities and restaurants along with the River Dart. The apartment is well finished and is currently a successful holiday let but would also be a perfect bolthole in this wonderful location.

## ACCOMMODATION

Climbing up to the top and you will find The Loft, a wonderful apartment full of charm, warmth and character. There is an open-plan living, dining space with fitted kitchen area including an integral fridge, washing machine, oven and gas hob. Perched above the town, it is fascinating to watch the comings and goings of the town below. There is a really spacious master bedroom with built in cupboard space, a second double and family bathroom complete with bath and shower. There is a small roof terrace area, perfect to enjoy a evening glass in the sunshine.

## SERVICES

Mains water, drainage, electric and gas central heating.

## TENURE

Leasehold 125 years from 1997.

## LOCAL AUTHORITY

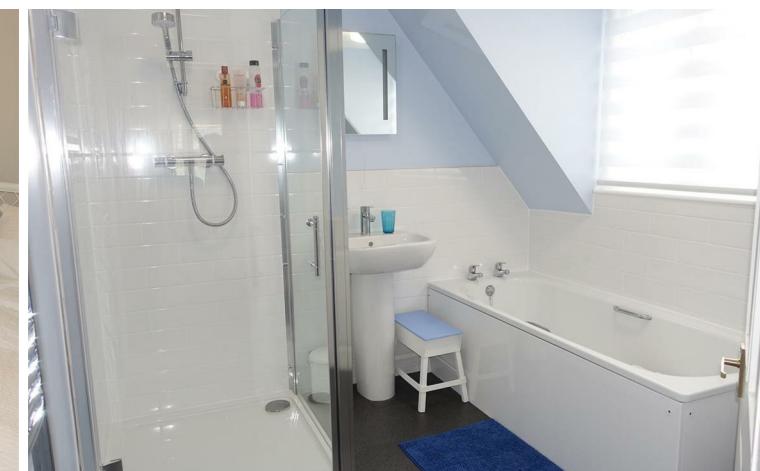
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

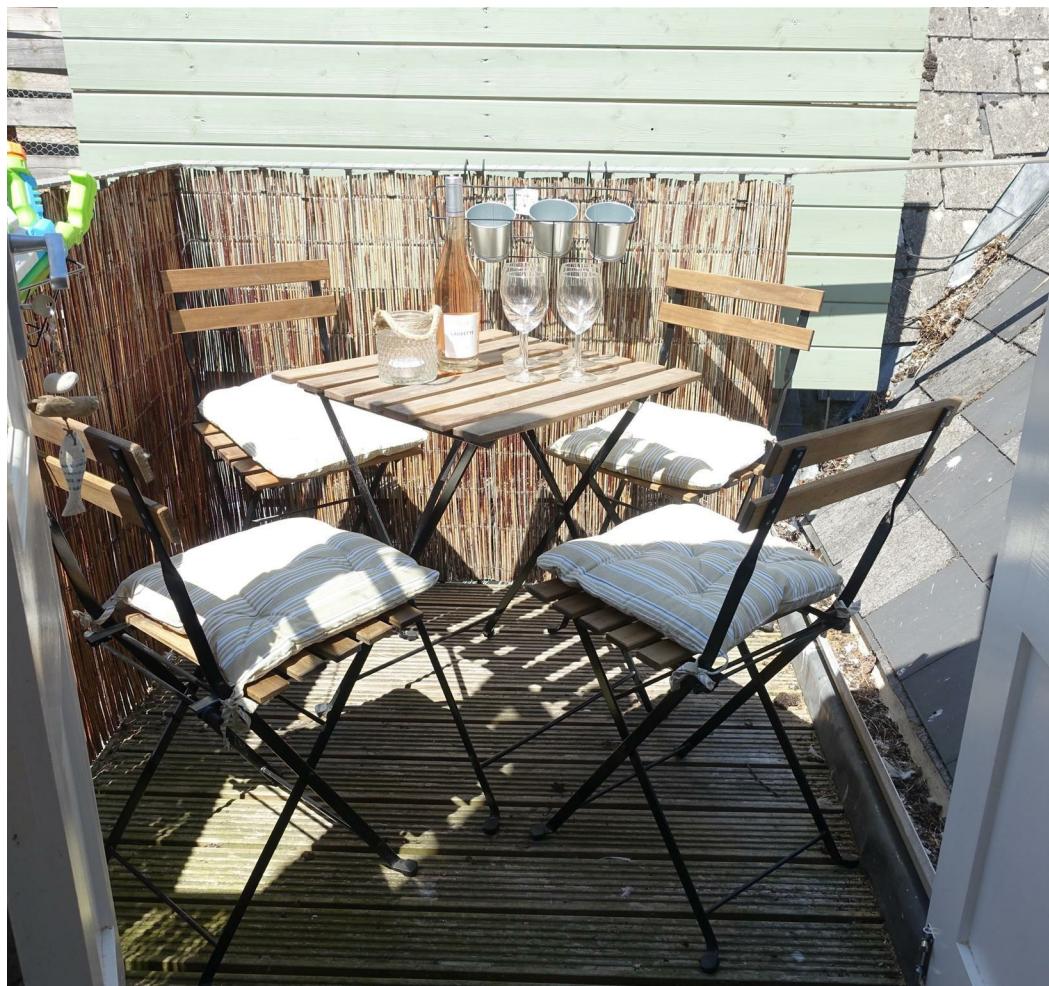
## DIRECTIONS

From Stags Offices proceed right onto the Quay and right again, past Boots the Chemist, Fairfax Place will be found on the right hand side. The access to the apartments is on Smith Street above Skippers.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with the sole agents Stags, Dartmouth 01803 835336, during change overs on a Saturday.





9 Duke Street, Dartmouth,  
Devon, TQ6 9PY

dartmouth@stags.co.uk  
01803 835336

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

Approximate Area = 656 sq ft / 61 sq m  
Limited Use Area(s) = 102 sq ft / 9 sq m  
Total = 758 sq ft / 70 sq m  
For identification only. Not to scale.

For identification only - Not to scale

Denotes restricted head height

This detailed floor plan illustrates the layout of the Third Floor. The plan includes the following rooms and features:

- Kitchen:** Located on the left side, featuring a sink, a four-burner oven, and a small window.
- Sitting Room:** A large room on the left side with dimensions of  $6.50 \times 3.94m$  or  $21'4 \times 12'11$ .
- Bedroom 1:** A room on the right side with dimensions of  $4.62 \times 4.27m$  or  $15'2 \times 14'$ .
- Bedroom 2:** A room located above the Kitchen, with dimensions of  $3.66 \times 3.33m$  or  $12' \times 10'11$ .
- Bath:** A bathroom located at the top of the plan, featuring a bathtub, a shower, a toilet, and a sink.

The plan also shows various doors, windows, and a central staircase. A north arrow is located in the top right corner, and a scale bar indicating 0 to 10 meters is in the top right corner.



Certified  
Property  
M...

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2021. Produced for Stags. REF: 753062