



10 Raleigh Court



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South Embankment, Dartmouth, Devon TQ6 9BQ

A superb opportunity to improve a spacious 2 bed property in a fabulous location

- No onward chain
- Two double bedrooms
- Opportunity for improvement
- Leasehold
- New lease
- Stunning river views
- Parking space
- Council Tax Band E

Offers In Excess Of £350,000

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

This two-bedroom apartment is located on South Embankment within the beautiful Grade II listed building of Raleigh Court. This first-floor apartment enjoys front line water views over the River Dart towards Kingswear and out to sea and is within a short level walk to the town. The property benefits from lift access and private parking.

ACCOMMODATION

The communal entrance hall has access to both the lift and stairs leading to all floors. Accessed from the first floor, this apartment has a spacious sitting room with lovely dual aspect windows to the front and a door opening out to the balcony. The kitchen is fitted with a range of kitchen units with space for washing machine. There are two bedrooms and a bathroom. The apartment requires substantial improvement and offers a perfect opportunity to create a home from home in a fabulous location.

SERVICES

Mains drainage, water and electricity.

TENURE

Leasehold - with a new long lease being granted upon completion of the sale. This new lease will allow permanent residential and holiday let use

VIEWINGS

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

DIRECTIONS

From our Stags office on Duke Street walk toward the boat float, following around it towards the embankment, turning right onto South Embankment where Raleigh Court, the beautiful pink building, can be found.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.



Approximate Gross Internal Area
70.1 sq m / 754 sq ft

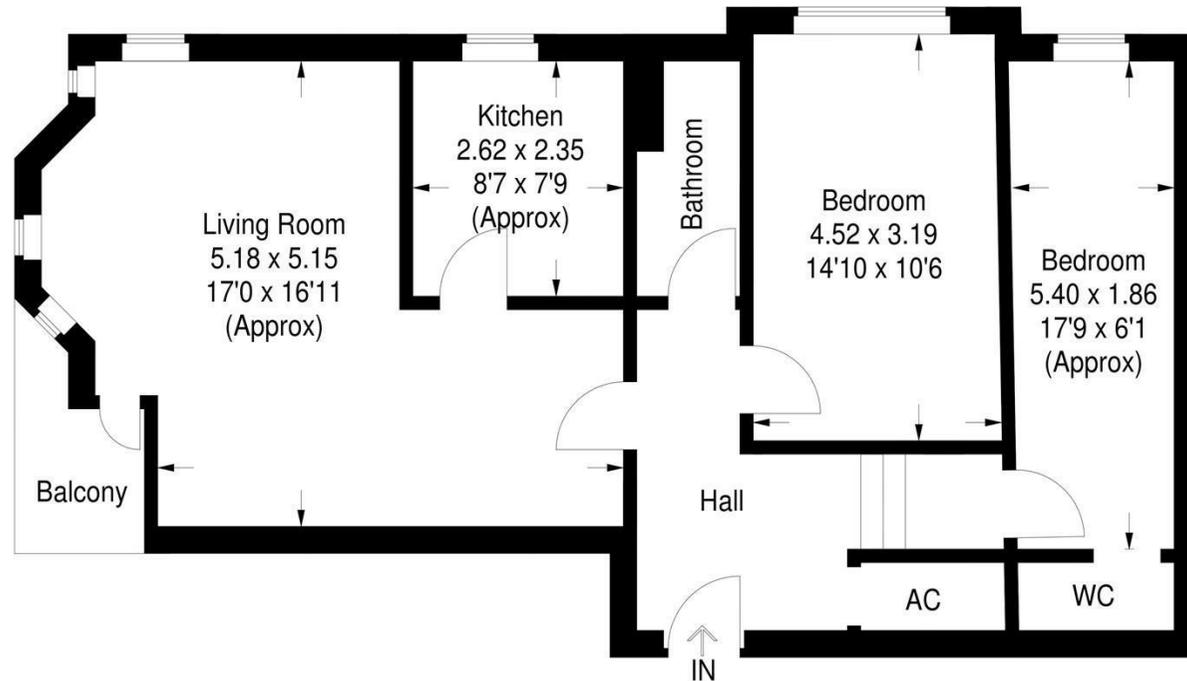


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(54-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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