



Below Decks



Below Decks

Lower Contour Road, Kingswear, TQ6 0AL

Torquay 10 miles Totnes 11 miles Exeter 39 miles

A spacious 3/4 bedroom apartment with garden, private parking and wonderful views of Dartmouth and the River Dart.

- Spacious accommodation of 1149.0 sqft all on one level
- No onward chain
- Master en-suite, family bathroom
- Leasehold
- A spacious sunroom and patio areas with superb westerly views
- 3 /4 Bedrooms
- Off-road parking with lift to apartment
- EPC G / Council Tax D

Guide Price £585,000

SITUATION

Kingswear sits on the sunny east bank of the River Dart opposite the historic port of Dartmouth and home to the Britannia Royal Naval College. The village is one of the most picturesque in the South Hams offering two popular pubs, a tapas wine bar, coffee shop, post office, village shop, primary school and a church. Kingswear is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. There is plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches, coves and golf courses nearby. A seasonal steam train service operates to Paignton whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and restaurants. The South Devon Expressway (A380) is 12 miles away and provides speedy access to Exeter and the country beyond whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.

DESCRIPTION

Below Decks is the largest of four apartments located at the upper end of Lower Contour Road in Kingswear. All on one level, the property has recently been renovated, including new state-of-the-art electric heating system, complete redecoration, new carpets, together with a new instant hot water system. The property is being sold with no onward chain.



ACCOMMODATION

The property benefits from an allocated private off-road parking space with an electrically operated lift, which leads down to the private terrace to the side of the property. The property can also be accessed from the exterior flight of steps from the other elevation which leads onto the large secondary patio area. Both the patios lead into the spacious sunroom with a quarry tiled floor, exposed brick quoins and an expanse of double glazed window units providing fantastic views over Waterhead Creek and out to the River Dart.

From the sunroom there is a sliding patio door, which leads into the study/bedroom 4. From the sunroom a door leads into the sitting room with a raised brick plinth with an electric wood burning stove. An archway leads into the well-fitted kitchen with a hardwearing Amtico style floor and a bespoke range of base and eye-level kitchen units including an AEG electric oven with an AEG 4-ring induction hob and extractor over. There is a full height Whirlpool integrated fridge/freezer, space and plumbing for the Bosch dishwasher plus space and plumbing for the LG washing machine. There is ample space for a large breakfast table at the far end of the room

A door leads to the hallway where there is access to three further bedrooms. The master bedroom suite with two curved feature windows overlooks the paved private terrace plus a window to the side with fitted shutters and a metered cupboard. A sliding door leads into the fully tiled wet room with a fantastic walk-in shower with a rainfall shower head, a low level electrically operated washing system to the WC, and wash hand basin with large mirror over. Door to family bathroom with tiled floor, partially tiled with a bath with shower, WC and wash hand basin. Bedrooms 2 and 3 are double sized rooms and bedroom 3 includes a full height built-in wardrobe.

Located behind the lift off the terrace is a door that leads to a useful storage area for Below Decks. Note that the sewerage cesspit for the apartments above is located and therefore requires access typically on an annual basis for emptying the tank.

OUTSIDE

A distinctive feature of the property are the spacious terrace and patio areas, which run the entire length of the property with a wrought iron balustrade enabling fantastic views to be enjoyed in a westerly direction over the marina and across to Dartmouth. There are a flight of steps that lead down to the level lower end of the garden. The garden runs the whole width of the property and would enable a buyer to perhaps make more of this space with their own garden designs.

TENURE

The property is sold subject to a 999yr lease which commenced on 1st January 2001 with 977 years left to run. We understand that the purchaser will become a Director of the Upper Decks Management Company Limited who own the freehold of the apartment block. It appears that 35% of the communal costs are paid by Below Decks. Please note that the apartments are to be used for permanent dwellings, unless consent is agreed by the Management Company. Several of the apartments are already used as holiday lets and Below Decks was also a holiday let before the current owners purchased the property.

SERVICES

Below Decks has its own private septic tank located in the garden below. Mains water, mains electricity and individually thermostatically controlled electric radiator heating together with a Sunlamp Unique electric instant hot water system for hot water. Superfast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

LOCAL AUTHORITY

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

VIEWING

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

DIRECTIONS

Walking from the Lower Ferry end to Lower Contour Road continue with the creek on your left, up Lower Contour Road towards the end where the block of apartments is found on the lefthand side with the parking area allocated to this property being on the left hand side where the private lift which takes you down to Below Decks is located. Alternatively, there are private steps at the opposite end of the building that lead down to the patio of Below Decks.



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.



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

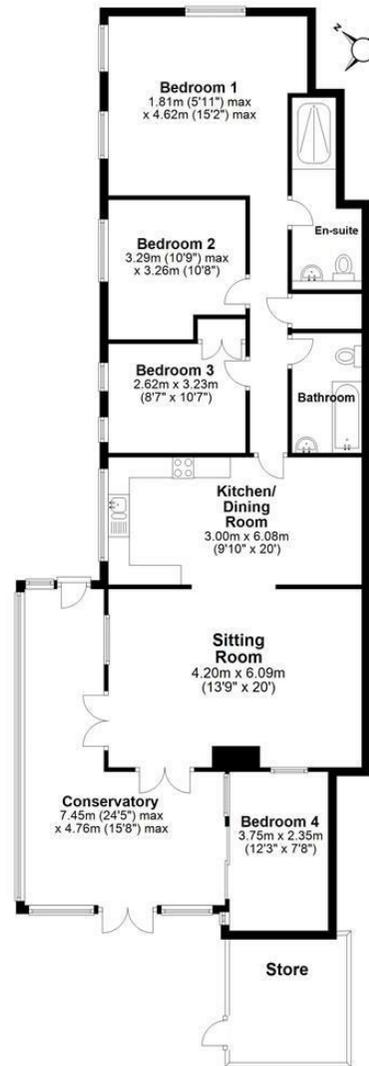
9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336

Ground Floor

Approx. 134.6 sq. metres (1449.0 sq. feet)



Total area: approx. 134.6 sq. metres (1449.0 sq. feet)