



2 Dart House



STAGS

2 Dart House

Oxford Street, Dartmouth, Devon, TQ6 9AL

Kingsbridge 14 miles Totnes 14 miles Exeter 43 miles

A 2 bedroom apartment situated in the heart of Dartmouth and only moments from the River Dart.

- No Onward Chain
- 2 Bedrooms
- Waterside Apartment
- Open Plan Living Space
- Lift Access
- Holiday Let Potential
- Leasehold
- EPC D / Council Tax B

Offers In Excess Of £200,000

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

Dart House is located above the Dartmouth Harbour Office on probably one of the most iconic locations in the town - running alongside the South Embankment and River Dart. Being only a stones throw from the River Dart and town centre location makes this a wonderful home for first time buyers or those working nearby. The property could also be utilised as a second home due to being able to lock up and leave and the location which is ideal for exploring the surrounding coast and countryside as well as having holiday let potential. Approached from Oxford Street and situated on the first floor, the apartment can either be accessed via stairs or lift. 2 Dart House comprises of a bright and airy open plan living area with fitted kitchen and space for sitting and dining furniture. There are two double bedrooms, one having a mezzanine to provide extra space making this a perfect children's bedroom or study. Both bedrooms have built in storage and are served by a bathroom with WC and wash hand basin.

TENURE

Leasehold with a share of the Freehold. 999 years from 1990.

SERVICES

Mains electricity, water and drainage. Electric night storage heaters.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.


DIRECTIONS

From our Stags office on Duke Street walk toward the boat float, following it around towards the embankment. Turn right onto the South Embankment where you will find Oxford Street and Dart House on the right-hand side.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

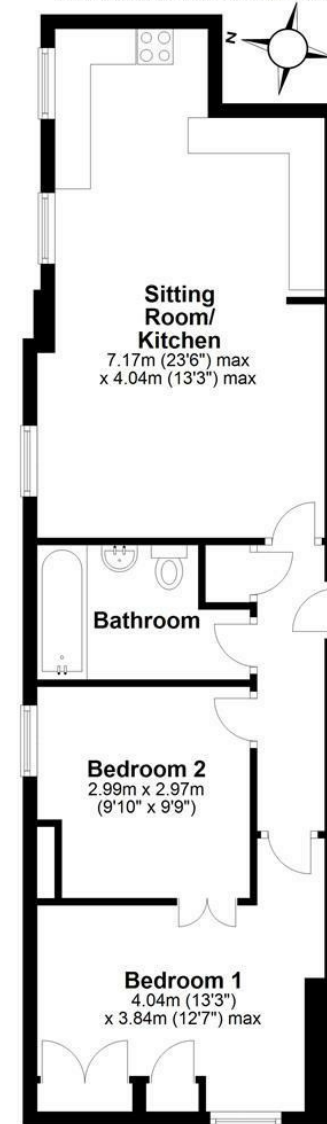
9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336

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Approx. 58.3 sq. metres (627.2 sq. feet)



Total area: approx. 58.3 sq. metres (627.2 sq. feet)



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