



4 Mayflower Court



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North Embankment, Dartmouth, Devon, TQ6 9NJ

Totnes 12 miles Plymouth 29 miles Exeter 40 miles

A well presented ground floor apartment situated on the North Embankment offering wonderful river views and parking.

- No onward chain
- Successful holiday let
- Wonderful river views
- 2 double bedrooms
- Parking
- Ground floor apartment
- Commonhold
- EPC E / Council tax N/A

Guide Price £350,000

SITUATION

Dartmouth is situated at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns with its charming historic streets, scenic river location and surrounding rolling countryside. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre, three supermarkets and is home to the Britannia Royal Naval College. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is 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

Mayflower Court is located just a stones throw from the River Dart overlooking the North Embankment. Its waterside setting and town centre location makes this a wonderful main or second home ideal for exploring the surrounding coast and countryside. Currently, the property is utilised as a successful holiday let and benefits from use of private parking. The apartment is situated on the ground floor and enjoys wonderful views over the River Dart and towards Kingswear from the sitting/dining room and bedroom one. The apartment has a separate kitchen, an additional double bedroom and a bathroom.



ACCOMMODATION

A short set of steps leads from Mayors Avenue and the North Embankment to the main entrance of the building and well kept communal hallway with intercom. The front door to the apartment leads to a spacious entrance hallway which provides access to all rooms within the apartment as well as a useful airing cupboard. The sitting/dining room is a bright and airy room with a full panoramic window affording wonderful views over the River Dart and across to Kingswear. Across the hallway from the sitting/dining room is the kitchen which features a range of floor and wall mounted units above and below tiled surrounds as well as a plenty of work surfaces and a breakfast bar. The kitchen offers an integrated electric oven and hob whilst there is space for a washing machine, dishwasher and fridge/freezer. A door opens from the kitchen to the rear of the building and the carpark providing easy, level access to the property.

The apartment has two bedrooms that will both accommodate at least a double bed. Bedroom one is situated at the front of the building and enjoys the same wonderful views as the sitting/dining room whilst bedroom two is to the rear. The bedrooms are served by a partially tiled bathroom featuring a bath, separate shower cubicle, WC, wash hand basin and heated towel rail.

OUTSIDE

To the rear of the building and accessed from Clarence Street is the private parking for Mayflower Court. The parking can also be accessed directly from the kitchen.

TENURE

Commonhold.

SERVICES

Mains electricity, water and drainage. Electric central heating. 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. E-mail customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office, proceed along Duke Street towards the Royal Avenue Gardens. Turn left on to Mayor's Avenue following the one way system passing Marks & Spencer and Travis Perkins on the left. The entrance to Mayflower Court will be found a short distance further along on the left-hand side.



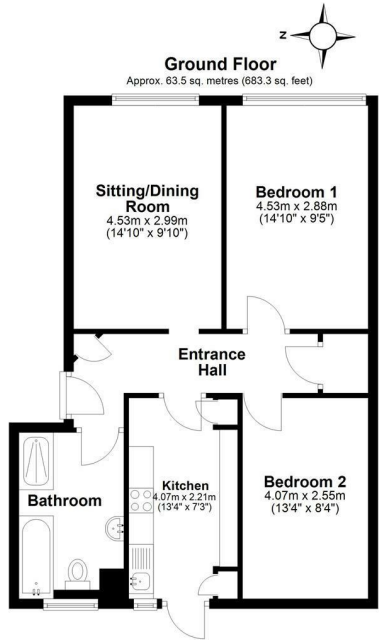
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk
01803 835336



Total area: approx. 63.5 sq. metres (683.3 sq. feet)



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