



Riversea View

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South Town, Dartmouth, Devon, TQ6 9BU

Totnes 14 miles Exeter 34 miles Plymouth 23 miles

A charming cottage quietly tucked away near the river's edge with beautiful views across the river and out to sea.

- No Onward Chain
- 3 Bedrooms
- Balcony & Courtyard
- Freehold
- Wonderful River & Sea Views
- Ideal Lock up and Leave
- Close to Amenities
- EPC D / Council Tax Band E

Guide Price £860,000

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

This is a genuinely rare opportunity to acquire a charming three bedroom cottage in Dartmouth, positioned just yards from the River Dart. The decking provides a fantastic, tranquil and beautiful position from which to enjoy fabulous views of the river and the sea beyond. There is also plenty of scope to improve this characterful old house and turn it into a truly unique property.



ACCOMODATION

Steps wind down from the street to a walled front entrance area with a gate which leads to the front door of the cottage. The bright reception hall provides access through to the double aspect living room with open fireplace and double doors leading out to the decked area. The kitchen breakfast room is partly fitted and has space for utilities and a table. There is a downstairs toilet and shower room with a frosted window to the side. The spacious under-stairs cupboard has a concealed door at the back which leads into a small 'cellar like' area with very useful walk-in storage space. Upstairs there are three spacious double bedrooms each with picturesque river views. The main bathroom with a white suite, plus a separate toilet with wash hand basin. The layout of the accommodation lends itself to adaptation and there is potential to extend subject to planning regulations. The property is partly double glazed and has gas central heating.

OUTSIDE

A small paved and walled courtyard area extends from the front, around the side of the cottage, to the rear where the decked area provides space for relaxing, alfresco dining and watching the wonderful views across the River Dart. There is a second gate near the front of the property which gives access to a further small courtyard area with a useful lean-to shed housing the gas meter.

TENURE

Freehold.

SERVICES

Mains electricity, gas, water and drainage are connected.

LOCAL AUTHORITY

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

VIEWING

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


DIRECTIONS

From Stags Offices proceed right onto the Quay, passed Boots, and then past Whistlefish where you turn right into Newcomen Road. Follow this road, onto South Town and the entrance to the property will be found down some steps on the left hand side, signed 'Riversea View'



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

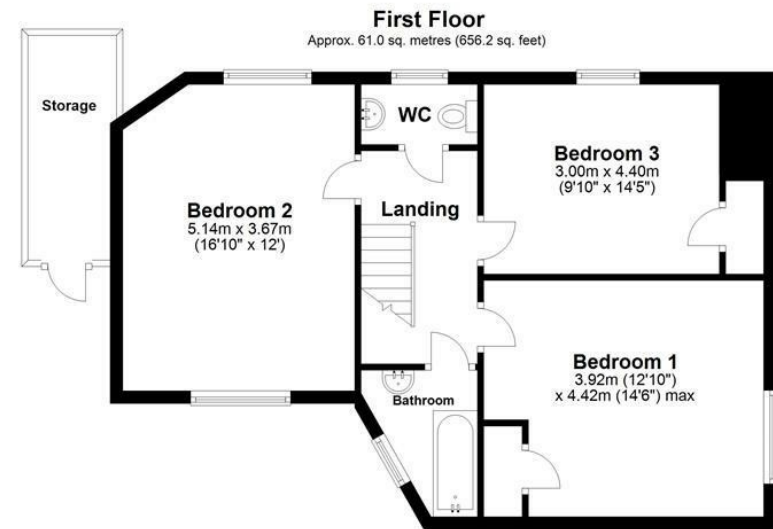
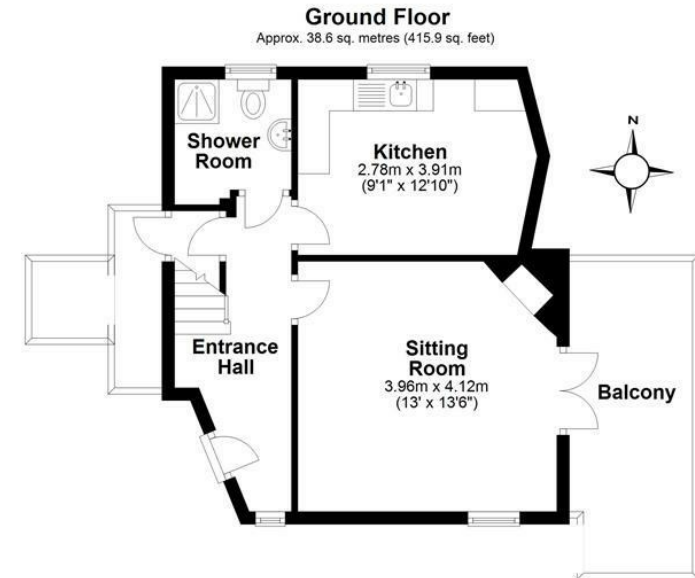


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			76
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



Total area: approx. 99.6 sq. metres (1072.1 sq. feet)



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