



32 Dart Marina



STAGS

32 Dart Marina

Sandquay Road, Dartmouth, Devon, TQ6 9QP

Kingsbridge 14 miles, Totnes 14 miles, Exeter 43 miles

A luxurious first floor, waterside apartment situated in the highly sought-after Dart Marina.

- Waterside Apartment
- 2 Double Bedrooms (1 ensuite)
- Prized Marina Location
- Leasehold
- Allocated Parking
- Juliet Balcony with Beautiful River Views
- Lift Access
- EPC B / Council Tax G

Guide Price £915,000

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 luxurious apartment features an impressive living room with a semi-circular full-width Juliet balcony, providing absolutely beautiful views across the River Dart and beyond. Situated on the river's edge in the prized Dart Marina within a short stroll from shops, restaurants, bars and all that Dartmouth has to offer.



ACCOMMODATION

The apartment is on the first floor and can be accessed by lift or by stairs from the well-presented ground floor entrance. The front door of the property opens to a reception hall with a broad opening through to a further larger reception area perfect for welcoming arriving guests. It could optionally be utilised as a snug or occasional dining room. A pair of double-opening wooden glass panelled doors then lead through into the substantial living & dining room, which features a delightful semi-circular bay window with Juliet balcony. This is an exquisite place to dine or relax and watch the comings and goings along the river. Being on the first floor provides the perfect angle for the views which really are quite remarkable. Further double doors open to the very well-appointed fitted kitchen which also has views over the river and features granite work tops with inset sink, fitted Smed gas oven, extractor, electric oven, integrated fridge, freezer, washer-dryer and dishwasher.

The master bedroom has a double-glazed sash bay window, fitted wardrobes and en suite bathroom with double ended bath, separate overhead shower, WC and basin. The second double bedroom also has a double-glazed sash bay window and fitted wardrobes. The main bathroom is very well presented including bath with shower above, WC and basin.

ALLOCATED PARKING

There is an allocated private parking space as well as guest parking close to the apartment.

SERVICES

Mains electric, water & drainage. Gas fired central heating.

TENURE

Leasehold 999 years from 2003.

LOCAL AUTHORITY

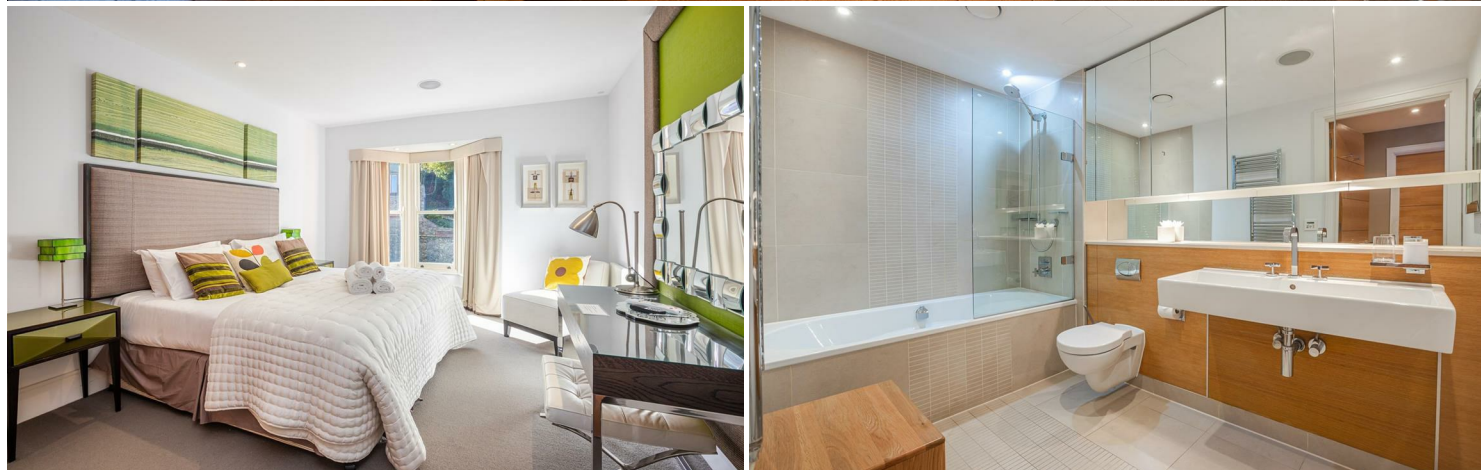
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

VIEWING

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

DIRECTIONS

From our Dartmouth office proceed towards the Higher Ferry via the one-way system. As you approach, take the left hand lane so as to turn left just before the ferry. Pass the Dart Marina hotel on your left hand side and then into the residential part of Dart Marina. Number 32 will then be towards the end on the right hand side.



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

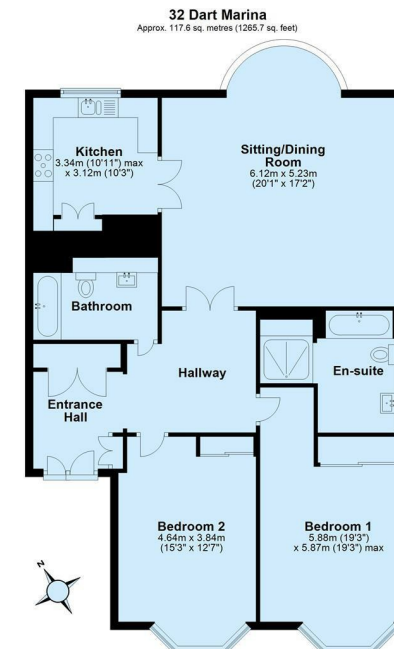


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Total area: approx. 117.6 sq. metres (1265.7 sq. feet)



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