



56 Above Town



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Dartmouth, Devon TQ6 9RG

Totnes 13 miles Kingsbridge 14 miles Exeter 40 miles

An elegant 4 double bedroom townhouse with covered off-road parking, landscaped gardens and River Dart views.

- Beautiful period property
- Completely refurbished throughout
- 4 double bedrooms
- River Dart views
- Spacious landscaped tiered gardens
- Summerhouse
- Covered off-road parking

Guide Price £850,000

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

56 Above Town is an attractive 4 double bedroom property which has been tastefully refurbished to a high standard and retains many original features, with covered off-road parking for one vehicle. Accommodation is arranged over four floors with terraced gardens at the rear of the property offering stunning views of the river, perfect for alfresco dining or enjoying your morning coffee. Above Town itself, is a quiet location, but just a few minutes walk away from all the amenities in the centre of the town.



ACCOMMODATION

No.56 is approached via the covered car parking area which has access to a storage area with power and lighting, along with two further cupboards, one ideal for paint, etc and the other housing the boiler, fuse box and utility meters. The front door opens into entrance hall with under-stairs storage cupboard, front double bedroom with feature sash windows, feature fireplace, built-in wardrobe and pretty original dresser. The utility room has wall and base cupboards with sink/drainers and plumbing for washing machine with original wooden beams.

The stairs lead up, with bespoke wrought iron & wooden handrail designed by an artisan, to the en-suite master bedroom with large double shower, electric Velux window, WC and built in wash-basin with heated towel rail. The bedroom is flooded with light from two large sash windows and has an attractive feature fireplace. Bedroom 3 is a good sized double with built-in wardrobe, open fire place and large sash window. The family bathroom has a modern fitted three-suite with shower over the bath and storage under the sink.

Upstairs is the fully fitted Shaker style kitchen with numerous wall and base units and breakfast bar with storage under. There is an integrated dishwasher, fridge, NEFF electric oven, gas hob and hood over with the sink looking out over the garden through pretty picture windows. A stable door leads out to the garden area. The living/dining room is a light and airy room with original fireplace with marble surround and slate hearth fitted with a gas fire and sash windows. Stairs lead to bedroom 4 which has an en-suite with electric shower, towel rail, WC, wash-basin and underfloor heating. Two large Velux windows, one with opening Cabrio balcony provide fabulous views across to Kingswear and out to the Castle.

OUTSIDE

The rear garden has 3 terraced levels. The first is mainly laid to lawn with raised flower bed, mature shrub borders with Jasmine and Virginia creepers. Steps lead to a wonderful timber summerhouse with paved and decked area making this ideal for dining alfresco or reading the morning paper. Fantastic views of the river are enjoyed from the terraced area. Further steps lead to the gated small orchard area of the garden, laid to lawn, with Bramley and crab apple trees along with a greengage tree. There is also a garden shed and a potting shed taking in views similar to the lower level.

TENURE

Freehold.

SERVICES

All mains services are connected. The property benefits from gas central heating.

LOCAL AUTHORITY

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

DIRECTIONS

From our offices in Duke Street turn left then taking the first turning left into Anzac Street. Passing St Saviours Church on your left, follow the road before turning immediately right into Smith Street. Continue up the hill as it bends into Crowther's Hill and at the top turn left onto Above Town. Number 56 will be found after a short distance on the right hand side just after the road widens.





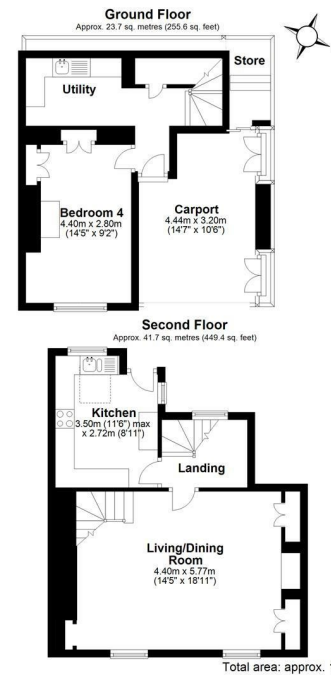
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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