



Riversea View

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South Town, Dartmouth, Devon, TQ6 9BU

Dartmouth Town Centre nearby. Totnes 14.5 miles. Exeter 34 miles. Plymouth 23 miles.

A charming attached cottage quietly tucked away near the river's edge with beautiful views towards the sea and only moments away from all the many attractions that Dartmouth has to offer.

- Rare old riverside cottage
- Outstanding river & sea views
- Highly desirable location
- Potential to extend or improve
- Outdoor space
- Three double bedrooms
- Close to amenities
- No onward chain
- Freehold
- Council Tax Band E

Offers In Excess Of £900,000

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 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

It is understood that mains water, electricity, gas and drainage are connected.

LOCAL AUTHORITY

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

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'

VIEWING ARRANGEMENTS

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





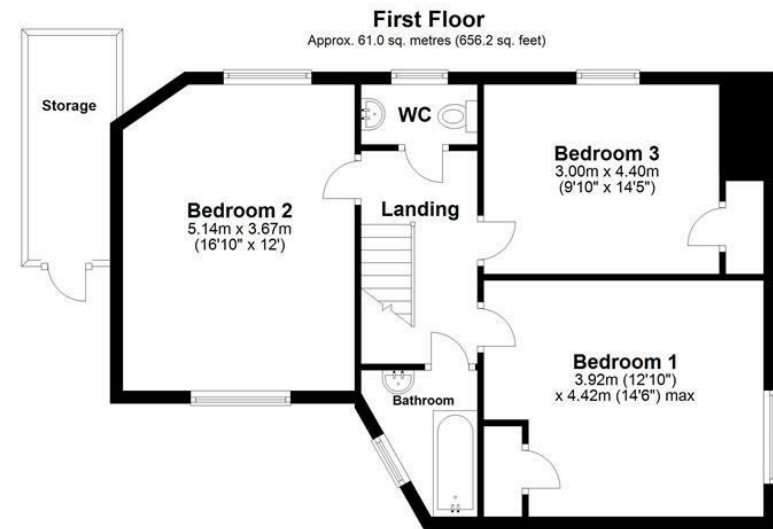
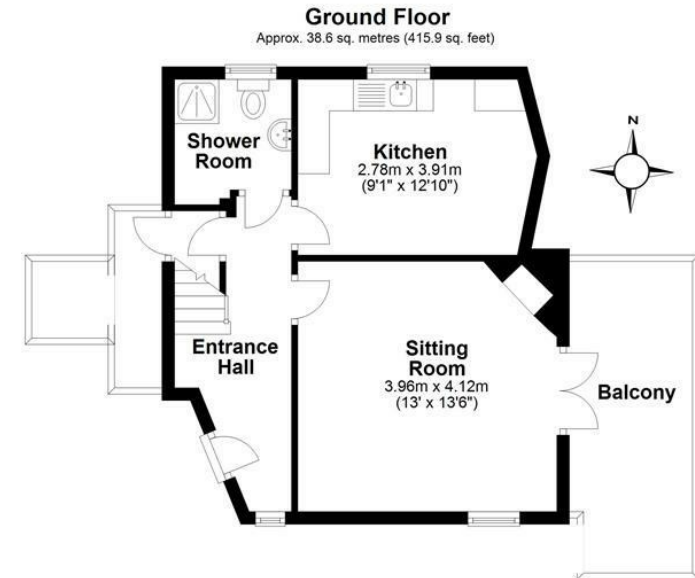
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



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



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