



**24 Fairfax Place**  
Dartmouth  
Price £550,000

*Freeborns*  
ESTATE AGENTS

A rare opportunity to purchase residential accommodation with a commercial premises on the ground floor.

A primely located, attractive apartment in the heart of Dartmouth Town Centre. This spacious 4 bedroom property is split over 3 levels with 2 en-suites and a newly built dining room with uPVC skylight at the rear.

The commercial unit has been renovated and benefits from a large window frontage, as well as a kitchen area and WC.



# 24 Fairfax Place, Dartmouth, Devon, TQ6 9AB

## DIRECTIONS

On foot from the Boat Float proceed into Fairfax Place, and the property will be found opposite Crew Clothing.

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

### FIRST FLOOR

#### HALLWAY

Understairs storage area, radiator. Cloakroom with WC.

#### KITCHEN

A range of base and eye level units, integrated electric oven with gas hob over, integrated fridge freezer, stainless steel sink with mixer tap, window to rear.

#### DINING ROOM

Recently added extension with uPVC skylight, radiator and uPVC window to rear.

#### UTILITY AREA

Base level units, dishwasher, 1½ x stainless steel sink and drainer with mixer tap, combination gas boiler, radiator, window to rear.

#### CLOAKROOM/WC

#### LOUNGE

2 x radiators, bay window to front with window seat.

#### SNUG

Window to side.

#### STAIRS RISE TO

### SECOND FLOOR

#### LANDING

Radiator.

#### BEDROOM 1

Decorative non working fire place, built in cupboard and hanging space, radiator, window to rear.

#### EN-SUITE/WC

Low level WC, pedestal wash hand basin, obscured window to rear.

#### BEDROOM 4

Decorative non working fire place, radiator, obscured window to rear/side.

#### BATHROOM

3 piece suite comprising low level WC, pedestal wash hand basin, paneled bath with shower over, radiator.

#### BEDROOM 2

Built in wardrobe, radiator, window to front.

#### STAIRS RISE TO

### THIRD FLOOR

#### EN-SUITE

3 piece suite comprising low level WC, pedestal wash hand basin, paneled bath with shower over, Velux window.

#### LANDING

Access to loft space, Velux window.

#### BEDROOM 3

Built in wardrobe, radiator, window to rear.

#### GROUND FLOOR COMMERCIAL PREMISES

A ground floor shop premises comprising of a retail area.

Stock room with staff toilet and kitchen area.

Total floor area approximately 38.0m<sup>2</sup>

Rateable Value: £15,500 from the 1st of April 2026.

The ground floor is let to Bert & Buoy Limited on a full repairing and insuring lease (subject to a Photographic Schedule of Condition) expiring 14th October 2027 at a passing rent of £12,000 per annum.

#### COUNCIL TAX BAND - D

#### TENURE

Freehold.

#### EPC RATING - D

#### CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## 24 Fairfax Place

Approximate Gross Internal Area  
1776 sq ft - 165 sq m



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

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