



**2nd Floor Flat, 1 Newport Street**  
Dartmouth  
Guide price £200,000

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ESTATE AGENTS

A Charming Two-Bedroom Apartment with Private Roof Terrace & Views with easy town centre access Situated on the top two floors, the property boasts a stylish open-plan living space, modern shower room, and a fantastic private roof terrace with southerly aspects. A perfect full-time residence or "lock up and leave" holiday home.



# 2nd Floor Flat, 1 Newport Street, Dartmouth, TQ6 9QJ

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

A charming apartment, accessed via a communal entrance hall with stairs. An internal staircase leads to the main accommodation.

### OPEN-PLAN KITCHEN/LIVING/DINING AREA

A bright and sociable space featuring a kitchen with light sage green shaker-style units and contrasting worktops. Integrated appliances include an electric oven, hob with extractor, and slimline dishwasher. The living area benefits from a large sash window with views over Dartmouth towards Jawbones Hill. Features include a fireplace and engineered oak flooring.

### SHOWER ROOM

Modern white suite comprising a WC, wash hand basin, and a double walk-in shower with a mains-fed shower.

### BEDROOM 2

Rear-facing bedroom with a sash window overlooking Brown's Steps. Includes a built-in wardrobe housing the Worcester gas boiler which provides central heating and hot water.

### FIRST FLOOR LANDING

Stairs from the entrance level lead to the landing and bedroom 1.

### BEDROOM 1

Exposed beams and a vaulted ceiling, eaves storage, dormer window with front-facing views across the town.

### PRIVATE ROOF TERRACE

A sunny roof terrace directly above the apartment, ideal for outdoor relaxation and entertaining.

### LEASEHOLD INFORMATION

Leasehold with 999 years from 2011. Service charges are shared, with this apartment contributing 40% on an "as and when" basis.

Note: No holiday lets permitted.

### COUNCIL TAX BAND: A

### LOCAL AUTHORITY

South Hams District Council

## EPC: E

### 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.



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