



**STAGS**

42 Dart Marina, Sandquay Road,  
Dartmouth, Devon, TQ6 9QP

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A modern two bedroom apartment in a prestigious development on the River Dart with no onward chain

Kingsbridge 14 miles Totnes 11.9 miles

- Modern reverse level apartment • Allocated parking space • Ideal 2nd home or holiday home • High quality fixtures and fittings throughout • Level walk to town • No onward chain • River views •

Guide price £455,000

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## 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 due to the variety of recreational activities available along its embankment, the dynamic range of modern and quirky shops, galleries and eateries, which all combine to offer a quality of life like no other.

## DESCRIPTION

A reverse level two bedroom two bathroom duplex apartment, in an exclusive award winning development, by the River Dart. The apartment is modern throughout and is reverse-level, ensuring the top floor open-plan living area enjoys riverside views. There is an allocated parking space and the development itself has a high class hotel, restaurant and spa facilities available for use (subject to membership). The property will make an ideal second or holiday home and is walking distance of the town centre and the Higher Ferry.

With thanks to Classic Cottages for the use of their photographs.

## ACCOMMODATION

The entrance hallway is spacious and has oak flooring, under stair storage cupboard and access to the bedrooms and bathroom. There is also a storage cupboard containing the boiler. Both bedrooms are doubles and have fitted sliding wardrobes. The family bathroom is a contemporary suite comprising panelled bath with shower unit, wash hand basin, low level WC and wall to wall mirror fronted vanity units with display shelving below.

The top floor accommodation has a large landing with oak flooring, double doors through to the main living room and a door through to a shower room. The sitting area has oak floor, polished stone fireplace with raised hearth and pebble effect gas fire subject to gas connection. There are French doors opening to a Juliet balcony with River Dart views. The room is open plan to the kitchen and dining area with access to some loft space. The kitchen is beautifully fitted with a range of base level units, Integral appliances, four ring induction hob, oven with extractor unit and stainless steel sink unit set in wooden work top surround. The upstairs shower room is a contemporary suite comprising large shower unit with sliding door, wash hand basin, low level WC, heated chrome towel rail and wall to wall mirror fronted vanity unit.





## OUTSIDE

There is one allocated parking space with the property.

## SERVICES

It is understood that water and electricity services are currently connected. Gas supply available (currently disconnected).

## TENURE

Leasehold

## LOCAL AUTHORITY

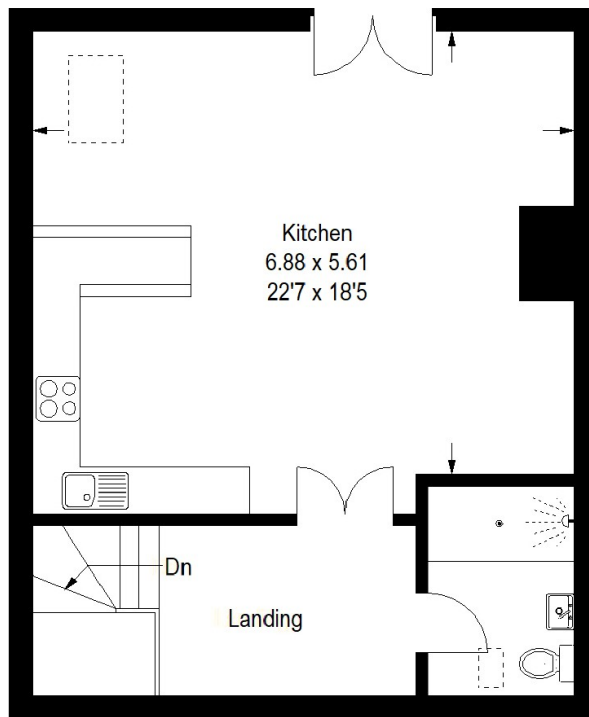
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## DIRECTIONS

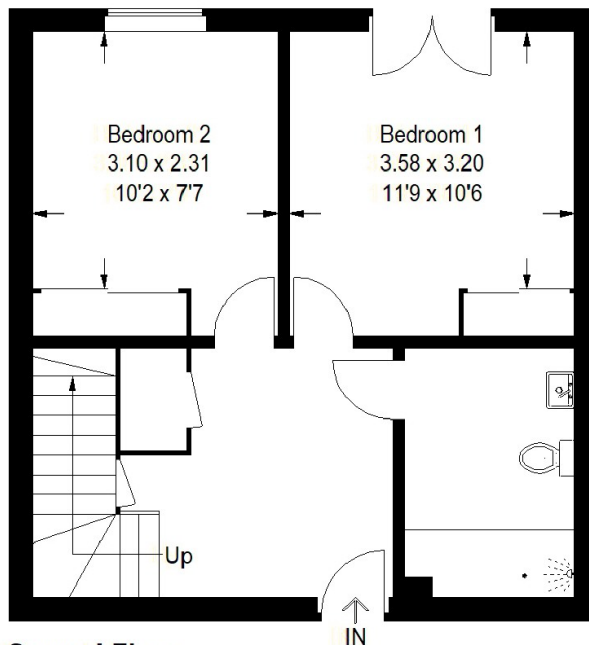
From our Dartmouth office proceed towards the Higher ferry around the one way system, choosing the left hand lane, forking off to the left and then into Dart Marina. Continue straight on and the communal entrance to the flat will be seen on the left hand side and by continuing straight on you will reach the allocated space which is number 42.



Approximate Gross Internal Area = 107.3 sq m / 1155 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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