



Lower Deck, Dartmouth,  
Devon, TQ6 9BZ

## Lower Deck

Looking for a ready to move into and enjoy main or second home within easy walking distance of the town centre? Then discover here your chic two-bedroom riverside apartment. This gorgeous home has everything you need, and has the feel of a boutique hotel with stunning views from all the main rooms.

Currently run as a successful holiday let.

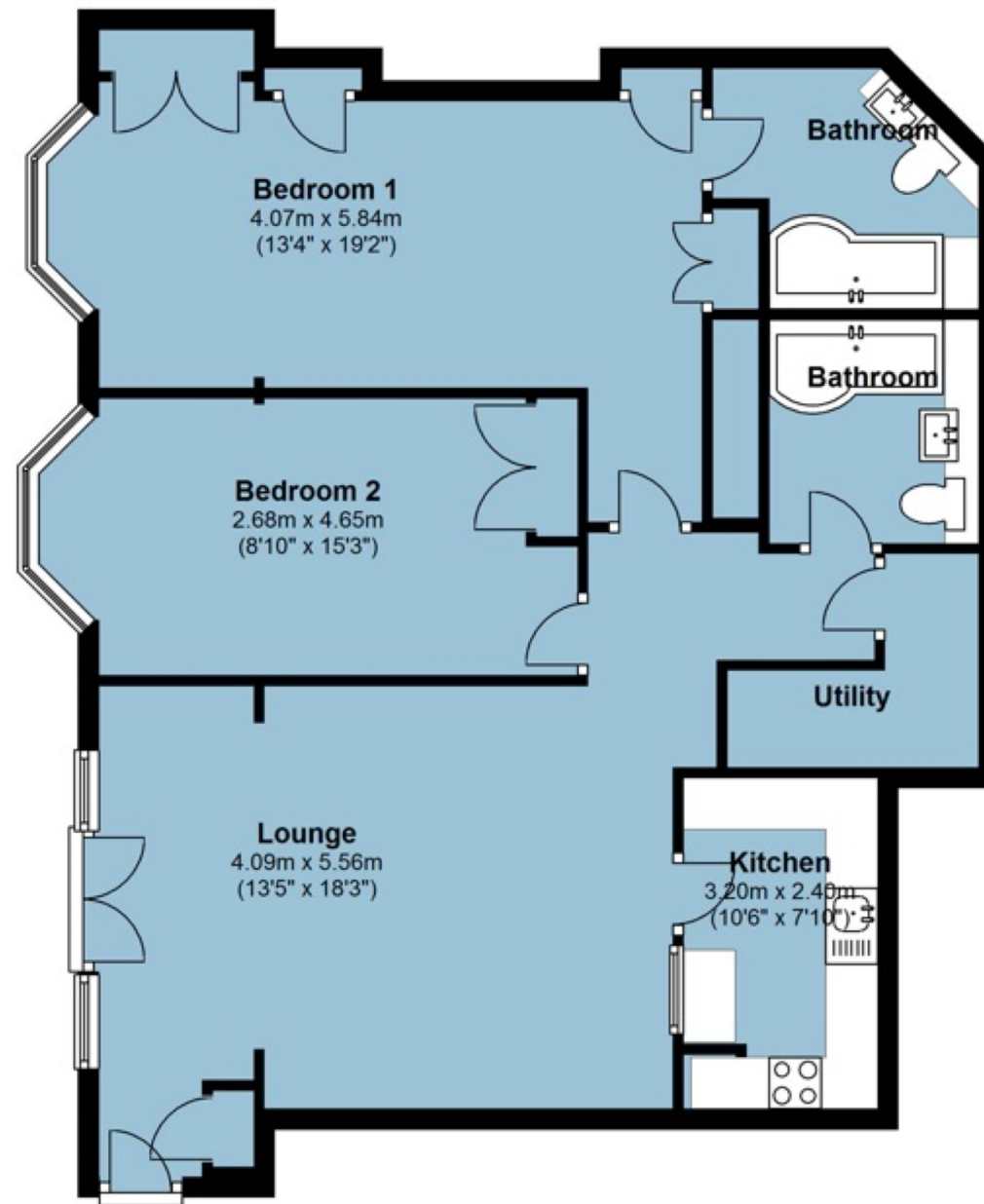
EPC Band D

- 2 Bedrooms
- Bathroom & Ensuite
- Living/ Dining Room
- Fully fitted Kitchen
- Panoramic River views from living room & bedrooms



## Ground Floor

Approx. 82.3 sq. metres (885.9 sq. feet)



Total area: approx. 82.3 sq. metres (885.9 sq. feet)

Step inside to discover your chic two-bedroom apartment tucked back from the road. Discover your light, bright and inviting living room. Tranquil tones pervade this contemporary and luxurious living space, from the plush tread of the mink-beige carpet to the, crisp-white skirting.

Fond of fresh air? A set of French doors opens to your Juliet balcony, the perfect place to sip a glass of smooth red, as you admire the views of the River Dart and Kingswear beyond.

To the opposite end of the lounge, a part glazed door guides you through to your luxurious kitchen. So much more than a style-statement, high quality cooking is at the heart of this kitchen: Fully fitted wall and base units with granite worktop over. Built in appliances include fridge, freezer, dishwasher, electric oven and gas hob. Practical too, it is designed for clean functionality, whilst the stainless steel sink with its elegant swan-neck tap adds an air of graceful luxury to even the most mundane of tasks. Next door to the kitchen is the ever so useful Utility room housing the gas fired boiler with built in cupboards and and plumbing for a washing machine

Feeling sleepy? Follow us now to discover a set of bedrooms, across from the kitchen lies your guest bedroom. A spacious double bedroom, decorated in pale restful tones, this pretty room has built in wardrobes and delightful bay window providing panoramic views over the River Dart.

Next door lies your premium house bathroom. Pristine contemporary fixtures and fittings including a panelled bath with shower over, wash hand basin with built in storage below and travertine tiled walls and floor transforming your morning cleansing routine into a pleasant wake-up call, rather than a chore.

Sleepwalk dreamily through to the master suite, a serene space where you can enjoy a more secluded and shaded night's rest peaceful and undisturbed, in the morning draw up the blinds to reveal the stunning vista beyond. Stash your dressing gown in one of the many built in cupboards, before freshening up in your luxury en-suite. As opulent as its sister-bathroom, again with travertine tiled walls and floor. Built in storage and mirror space come as part and parcel of this relaxing yet functional space. Enjoy long soaks in the bath here, before wrapping up in a toasty towel, freshly plucked from your heated rail.

For more information and pictures, download the brochure on desktop or call our office for your own hardcopy!

**COUNCIL TAX** Currently Band 'C'. **LOCAL AUTHORITY** South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel. 01803 861234.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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