



6 Dart Marina





# 6 Dart Marina

, Dartmouth, Devon, TQ6 9QP

Exeter 41.6 miles Totnes 11.9 miles

A modern two bedroom waterside apartment in a prestigious development on the River Dart with no onward chain and an allocated parking space.

- Waterside apartment
- Allocated parking space
- Level walk to town
- Fabulous river views
- Outside patio adjacent to the River Dart

## Offers In Excess Of £850,000

### 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.

### DESCRIPTION

A two bedroom riverside apartment in an exclusive award winning development by the River Dart. The apartment is modern throughout with engineered oak flooring through the entrance hall, living space and kitchen, and spot lighting in each room. A door from the living room opens to a patio on the water's edge affording fabulous views of the River Dart. 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.

### SERVICES

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





## OUTSIDE

There is a waterside patio with fabulous views of the River Dart with plenty of space for seating and entertaining. There is an allocated parking space and visitors parking.

## ACCOMMODATION

A large wooden front door opens in to a spacious entrance hall with two storage cupboards, one of which houses the electric boiler. Engineered oak flooring runs from the entrance through to the main hallway and continues to the living area and kitchen. From the main hallway partially glazed double doors lead to the spacious living/dining room, there is a living flame effect fireplace with large polished stone surround, mantle and base, and plenty of space for a dining table. Large windows and a glass door to the rear patio allow lots of natural light and afford fabulous views of the River Dart.

A second set of double doors open to the beautifully fitted kitchen offering the same fantastic views of the River Dart. There is a breakfast bar, a range of eye level and under counter units providing plenty of storage space, a range of integrated Smeg appliances including a 5 ring gas hob, oven, fridge freezer, dishwasher and washing machine.

The two spacious double bedrooms sit at the front of the property. Both have built in wardrobe space with sliding wooden doors and offer plenty of space for additional storage. The master bedroom offers an en suite bathroom with three piece suite comprising a bath with shower unit over, separate walk in shower with rainfall shower head and hand held attachment, wash hand basin, WC and wall to wall mirror fronted vanity unit. A separate family bathroom is a three piece suite comprising a bath, wash hand basin, WC, heated chrome towel rail and wall to wall mirror fronted vanity unit.

## TENURE

Leasehold.

## LOCAL AUTHORITY

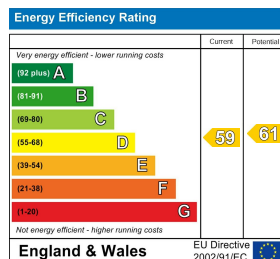
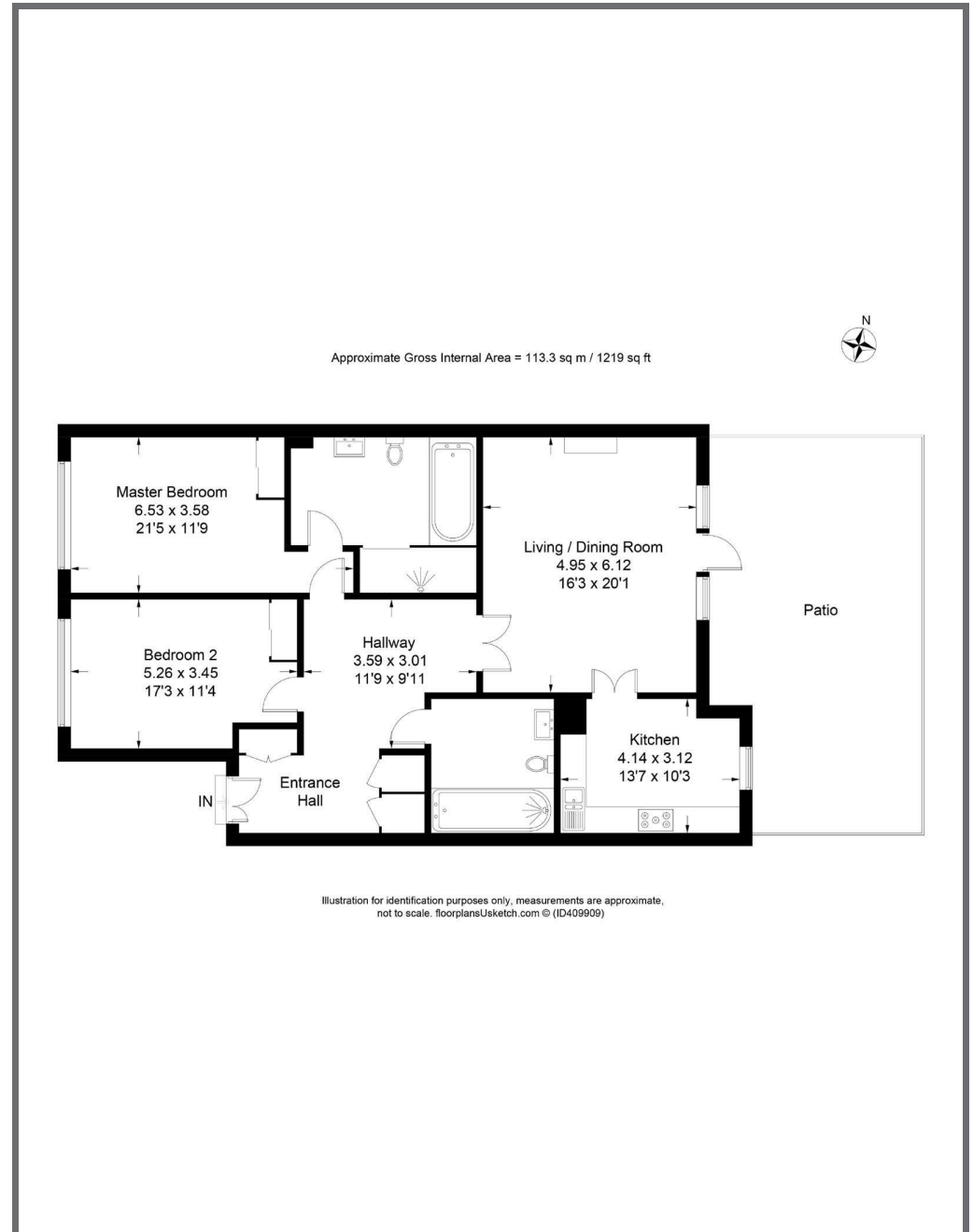
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

## 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 number 6 will be seen on your right hand side.



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



9 Duke Street, Dartmouth,  
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London