

9 RALEIGH APARTMENTS DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

9 RALEIGH APARTMENTS

Located in a prime, level position just seconds from the South Embankment and the picturesque River Dart, this delightful two-bedroom apartment offers the perfect town centre bolt hole which enjoys views of the beautiful River Dart.

Having served as a popular and much loved holiday let, the property enjoys immediate access to the vibrant heart of town, with shops, cafés, and restaurants all on the doorstep, and is being sold with no onward chain.

There is a wonderful view of the river from the delightful bay window with window seat providing a comfortable spot from which to watch the activity on the river. The main living space is bright and open plan, thoughtfully arranged to include a comfortable sitting area, a dining space, and a modern, well-equipped kitchen featuring integrated appliances.

There are two well-proportioned bedrooms, a family bathroom, and a separate W.C., providing flexible and practical accommodation.

This lovely apartment benefits from plenty of useful storage, including a boarded loft space with pull down ladder.

Long leasehold — 966 years remaining
Service Charge - £1,500 per annum

An opportunity to own a beautifully located home in the heart of this sought-after riverside town.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.



PROPERTY DETAILS

Property Address

9 Raleigh Apartments, Raleigh Street, Dartmouth, Devon, TQ6 9SG

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate

Services

Mains electricity water and drainage

EPC Rating

Current: 43, Potential: 74

Council Tax Band

N/A

Tenure & Service Charge

Leasehold 999 years from September 1992. £1500 p.a. service charge

Authority

South Hams District Council

Key Features

- Level Central Position
- No Onward Chain
- Currently Run As A Successful Holiday Let
- 2 Bedroom Third Floor Apartment
- Ideal Town Centre Bolthole
- Service Charge £1500 Per Annum
- Stone's Throw From The South Embankment
- 999 Year Lease From 8th September1992

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

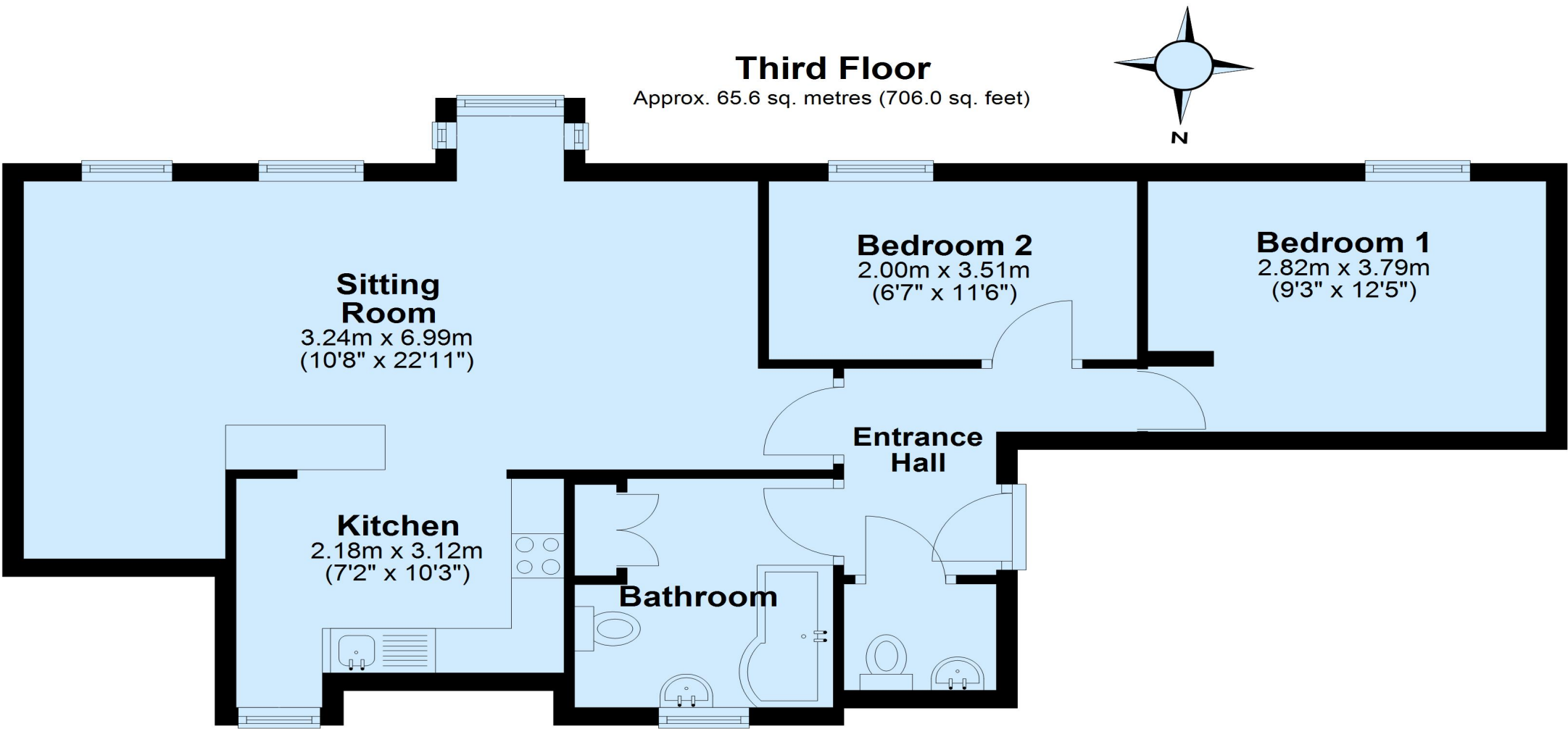
From our Dartmouth office turn right on to Hauley Road and at the end left on to the South Embankment. Take the next left on to Raleigh Street and the apartment is on the right hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



FLOOR PLAN



Total area: approx. 65.6 sq. metres (706.0 sq. feet)

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