

42 DART MARINA

DARTMOUTH, DEVON

JACKSON-STOPS

42 DART MARINA
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A beautifully presented duplex apartment, situated within the highly sought after riverside development at Dart Marina. With lift access, parking and a level walk from Dartmouth town centre.



DISTANCES (approximate)

- Totnes (12 miles) offers a main line rail link to London Paddington in 2 hours 40 minutes
- A38 (19 miles), provides access to the cities of Plymouth, Exeter and the M5 beyond

42 DART MARINA SUMMARY

- Communal entrance hall with lift and stair access

GROUND FLOOR

- Entrance hall, 2 double bedrooms, bathroom, storage cupboard

FIRST FLOOR

- Landing, kitchen open plan to dining/living room with Juliette balcony, shower room

OUTSIDE

- Reserved parking

NB

- 42 Dart Marina is currently a successful holiday let; all furnishings and equipment available, by separate negotiation



LOCATION

Dart Marina is an exclusive development of both houses and apartments, situated on the banks of The River Dart. The Dart Marina Hotel and Spa is the hub of the development, along with Cloud 9, a popular al fresco waterside bar and terrace. This peaceful and beautiful waterside setting is located within a level walk of all the wonderful shops, boutiques, galleries, pubs and restaurants that Dartmouth has to offer. The town also offers a medical centre, cinema, library, two swimming pools, a leisure centre, two supermarkets and an M&S Food Hall. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The deep-water port attracts sailing vessels from all over the world and is one of the prettiest in Europe. Dartmouth is situated in the district known as the South Hams in South Devon. Most of South Hams is listed as an Area of Outstanding Natural Beauty and is well known for its rugged coastline, sandy beaches and glorious countryside.

THE PROPERTY

42 Dart Marina is a beautifully presented apartment, situated a 'stone's throw' from the River Dart, and is accessed via both stairs and a lift. With accommodation arranged over two floors, the ground floor offers an entrance hall, which is bright and welcoming, two double bedrooms and one of two bathrooms. Both bedrooms have fitted wardrobes, and the main bedroom features a pair of glazed doors opening to a Juliette balcony. From the entrance hall, stairs rise to the galleried landing where there is a second bath/shower room, and a bright, open plan living/dining room with well-appointed kitchen. The kitchen is well equipped with a good range of units and integral appliances include hob, oven, fridge/freezer, dishwasher and washing machine. The living/dining area is a spacious open plan room and features a second pair of glazed doors which open to a Juliette balony.

There is reserved parking for one vehicle and guest parking is available.

LOCAL DIRECTIONS (POST CODE: TQ6 9QP) WHAT3WORDS – lighter.beep.toothpick

As you descend into Dartmouth, you will pass the main gates to Britannia Royal Naval College on your left. As the road levels out, keep in the left-hand lane and follow the road around to the left, into the entrance of The Dart Marina Hotel. Drive beyond the hotel and the communal entrance hall to the apartments, will be found on the left, just before the entrance to The Dart Marina Spa. Proceed up the stairs and along the walkway, where number 42 will be found further along.



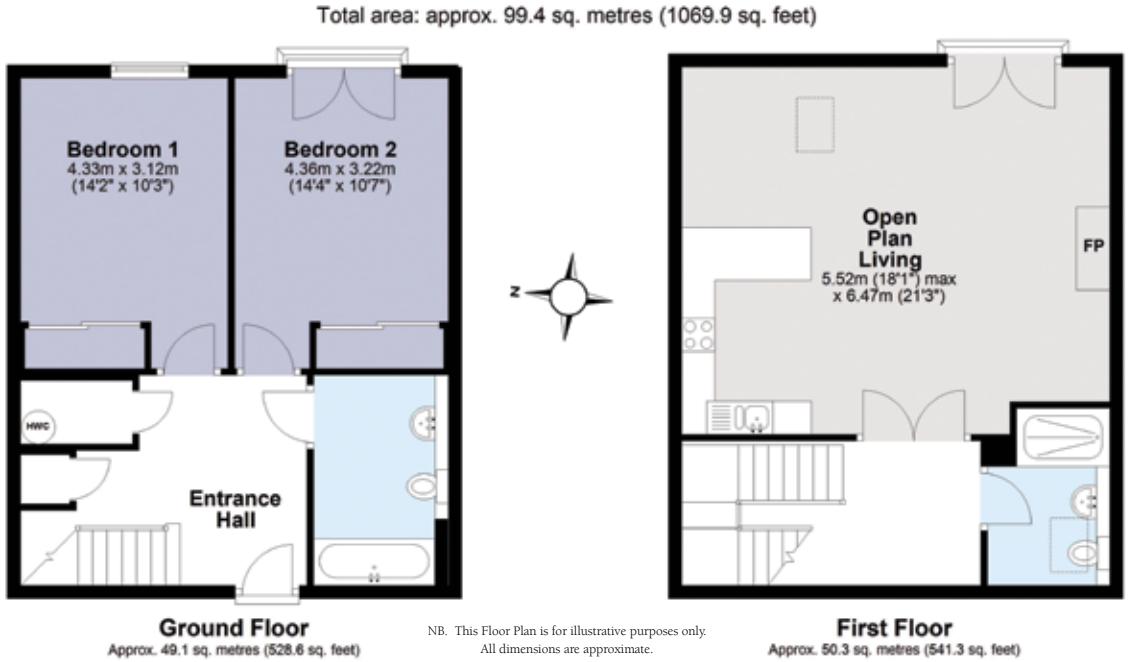








42 DART MARINA, DARTMOUTH, DEVON TQ6 9QP



NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.

PROPERTY INFORMATION

Postcode: TQ6 9QP.

Services: Mains electricity, water and drainage. Full Fibre Broadband 80Mbit.

Tenure: Leasehold, term of 999 years from 2012. Ground Rent - £802 pa. Service Charge - £3847 per annum.

All information correct at time of going to press.

Council Tax Band: F. EPC Rating: D.

Local Authorities: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE. Tel : 01803 861234. www.southams.gov.uk

Contents, Fixtures and Fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Only by appointment with Jackson-Stops' Exeter office: 01392 214 222.

For sale by private treaty with vacant possession on completion.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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