# 34 DART MARINA

DARTMOUTH, DEVON



JACKSON-STOPS

## 34 DART MARINA, SANDQUAY ROAD, DARTMOUTH

TOTAL APPROX. FLOOR AREA 111.8 SQ. M (1203.9 SQ. FT)

A beautifully presented waterfront apartment overlooking the River Dart, with two bedrooms, 2 bathrooms, balcony, lift access and private parking. Level walk into Dartmouth.



### DISTANCES

TOTNES TRAIN STATION 12 MILES
BLACKPOOL SANDS BLUE FLAG BEACH 3 MILES
A38 DEVON EXPRESSWAY 18 MILES

### GROUND FLOOR

- Communal hallway with entry phone system, stairs and lift access
- Entrance hall
- Living room / dining room
- Balcony overlooking the water, kitchen
- Two double bedrooms
- En suite shower room
- Family bathroom

### OUTSIDE

- Allocated parking and guest parking



### LOCATION

Dart Marina is an exclusive development of 33 houses and apartments sitting on the banks of The River Dart. The Dart Marina Hotel is the hub of the development offering a cocktail lounge, superb dining, a spa, and Cloud 9, a wonderful al fresco waterside terrace. 34 Dart Marina is located within a level walk of the town centre, which offers a wonderful and varied selection of shops, boutiques, galleries, pubs and restaurants, including The Seahorse, which was recently named as 'Best restaurant outside of London' by the Food and Travel Reader Awards 2025. Dartmouth hosts several yearly festivals, including the Dartmouth Royal Regatta, Food Festival, Music Festival and Galleries Week. Alongside the traditional bakers, butcher and grocer, there are two supermarkets and an M&S Food Hall. The town is well serviced with a new health and well-being centre, a cinema, a leisure centre and both indoor and outdoor swimming pools. The River Dart, which flows from Dartmoor, through Totnes and out to sea at Dartmouth, is always a hive of activity, and as a deep-water port, attracts boats from all over the world. Dartmouth lies within the South Hams and the South Devon Area of Outstanding Natural Beauty, an area famous for its stunning coastline with sandy beaches and hidden coves. The mainline train station at Totnes runs a regular service to London in just over 2.5 hours and the A38 (M5) is about 19 miles. The town is one of the jewels in Devon's crown, being home to Britannia Royal Naval College and offering outstanding natural beauty, and a vibrant year-round community.

### THE PROPERTY

34 Dart Marina is a bright and spacious penthouse apartment with a balcony and outstanding water views. The apartment has been beautifully refurbished and is currently a successful holiday let.







The reception hall is generous in size and provides access through double doors to the impressive living / dining room with remote control gas fire, exposed wooden floors and tri-fold doors leading to the waterside balcony.

The kitchen is well equipped with a range of units, five ring gas hob, oven, dishwasher, fridge / freezer and washer / dryer. There are two double bedrooms, one with an en suite bathroom and a further family bathroom. Both bedrooms have large, fitted wardrobes and both bathrooms are fitted with bath and showers and benefit from extensive storage and underfloor heating. The apartment has a reserved parking space and there are further parking spaces for visitors.

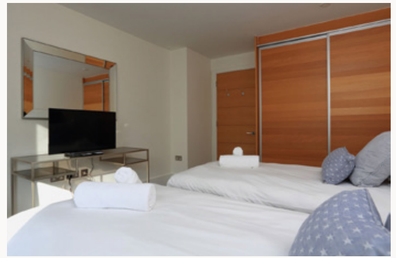
## DIRECTIONS (TQ6 9QP)

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 proceed through car park to the entrance of The Dart Marina Hotel. Continue beyond the hotel and 34 Dart Marina will be found towards the end on the right-hand side.

**What3words:** ///axed.sped.javelin









## PROPERTY INFORMATION

**Services:** Mains electricity, water and gas

**Tenure:** Leasehold on a 999 year lease from 2006. Current ground rent £806, Service Charge, £2,234.07 payable twice a year

**Local Authority:** South Hams District Council 01803 861234

**Council Tax Band:** Qualifies for Small Business Rate Relief

**EPC rating:** C

**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:** By appointment with Jackson-Stops Exeter office: 01392 214222

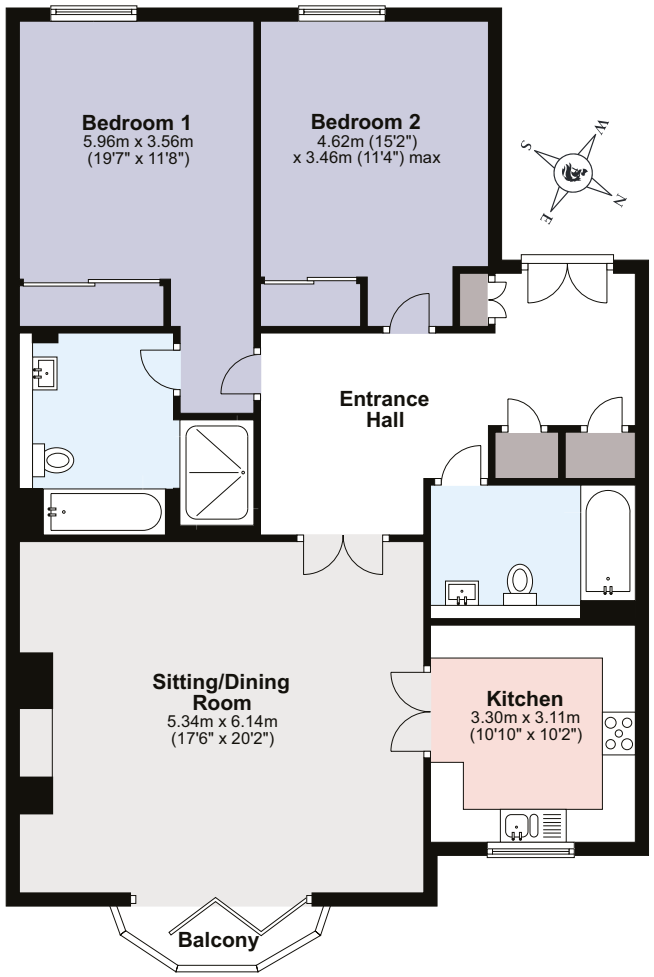


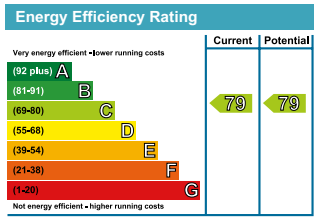
# 34 DART MARINA

TOTAL APPROX. FLOOR AREA
111.8 SQ. M (1203.9 SQ. FT)

## Ground Floor

Approx. 111.8 sq. metres (1203.9 sq. feet)
(excluding Balcony)




Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

**Important Notice:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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