



STAGS

3 Nelson Steps

3 Nelson Steps, Dartmouth, TQ6 9BS

A charming one bedroom apartment with fabulous views of the River Dart

Totnes 13miles Kingsbridge 14miles Exeter 40miles

- Fabulous river views • Open plan living area • Short walk to town centre • Ideal second home or income generating property • No chain •

Guide price £225,000



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.

Dartmouth appeals for its variety of recreational activities on offer along its embankment and with its dynamic range of modern and quirky shops, galleries and restaurants, it offers a quality of life like no other. With over 20 events each year within the area, Dartmouth offers something for everyone.

DESCRIPTION

A charming one bedroom flat only a short walk from Dartmouth's town centre. This second floor flat offers one bedroom with en suite wc, bathroom and open plan living space with fabulous views over the River Dart.

ACCOMMODATION

The front door opens in to a small hallway with a small storage cupboard. Door leads through to the open plan living space with wooden flooring throughout the kitchen and dining area. The kitchen is modern with a range of base level units and a centre island offering plenty of storage. It offers an under counter fridge and separate freezer, gas hob, integrated oven and space for a washing machine. The dining area has plenty of space for a good sized table and a feature fireplace. A step leads down to the living area which offers fabulous views of the River Dart. Large glass doors open out to a small balcony overlooking the river.

The good sized double bedroom has a small feature stone wall and built in storage cupboards line one side. An en suite offers a wc and wash hand basin.

There is a separate bathroom with good sized bath with shower over, wc and wash hand basin and a heated towel rail.

SERVICES

It is understood that all mains services are connected.

TENURE

Flying Freehold - cash buyers only.

LOCAL AUTHORITY

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

DIRECTIONS

From our Dartmouth office proceed right along Duke Street and the right along The Quay, passing the boat float. Follow the road through Fairfax Place and continue up Newcomen Road by the Whistlefish Gallery. Nelson steps will be found after a short distance on your right hand side, continue up the steps and the front door to number 3 will be seen on your left.

DARTMOUTH OFFICE

We are situated in the heart of Dartmouth near the Royal Castle Hotel and adjacent to the historical Butterwalk building on Duke Street. Benefitting from a dedicated sales and lettings department, the friendly team of Scott, Lyn, Gerry, Emily and Jane have been repeatedly commended for their dedication to customer service and professionalism.

Call the residential department on 01803 835336 or lettings on 01803 833681 to arrange a market appraisal, to book a viewing or for further information on the services we offer throughout our 21 offices.

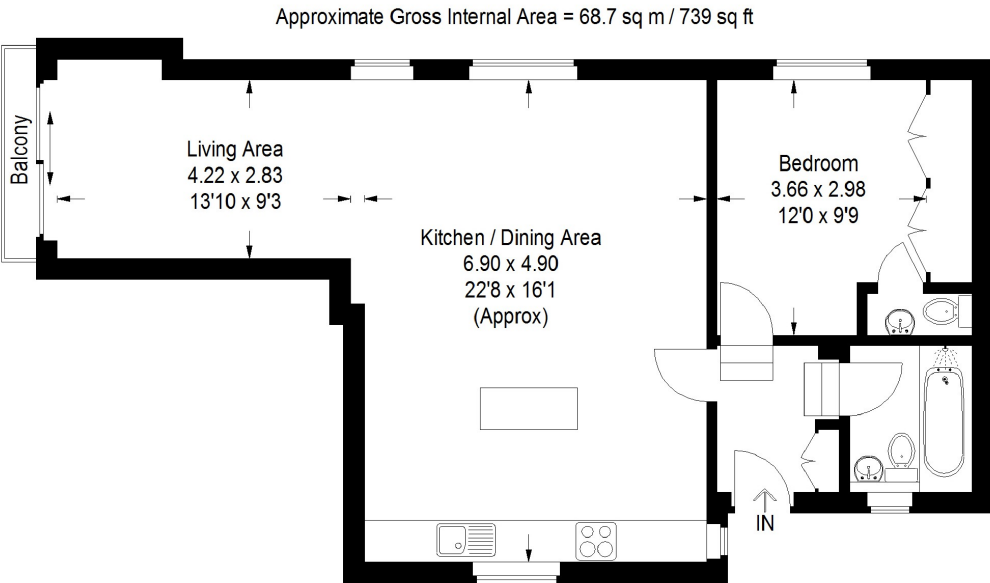


Illustration for identification purposes only, measurements are approximate, not to scale.
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