



STAGS

82 Above Town

82 Above Town, Dartmouth, TQ6 9RQ

Totnes 14.1 miles Kingsbridge 13.9 miles

- Character Cottage • Large terrace • Superb panoramic river views • Small balcony • Modernised • Ideal holiday or second home • Walking distance of town • Large outside store •

Guide price £420,000



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 shared pathway rises from Above Town and leads to the front terrace, where number 82 is located. The property is the second property in the terrace and is a two bedroom two bathroom mid-terrace character cottage, which has been tastefully modernised and affords beautiful views. The property has been holiday let very successfully and would make a fabulous second home.

ACCOMMODATION

The key feature of the property is its large terrace with glass balustrade, which is the first thing you see on the approach. It has sweeping panoramic and uninterrupted views over the River. The property also has a balcony from one of its two bedrooms, which enjoys the same fantastic view. There are a total of two bedrooms, the second bedroom being en suite and there is also a family bathroom on the first floor. The ground floor has a large open plan living and dining concept, which is light and airy with views through a bay window past the terrace to the River beyond. The kitchen is modern with a combination of cream fronted cabinets and tasteful granite work surfaces.

OUTSIDE

The front terrace is laid to patio with glass balustrade, which allows fantastic views of the River from a seated position on the terrace and from inside the downstairs accommodation. The rear garden is courtyard style and has a large detached store. Both the front and rear have small access gates providing access across to the following properties in the terrace.

SERVICES

It is understood that all mains services are connected.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council.

DIRECTIONS

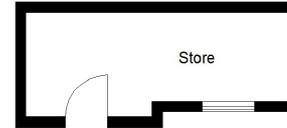
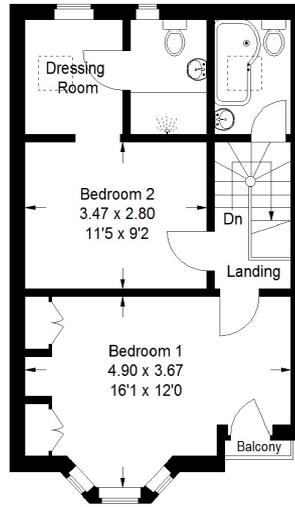
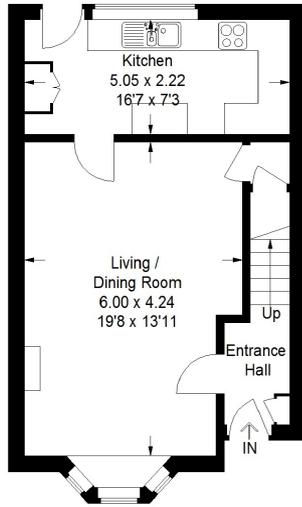
From the Stags office proceed right up Duke Street towards The Quay. Turn right and continue past the Royal Castle Hotel and into Fairfax Place. At Whistlefish Gallery follow the road to the right where it becomes Newcomen Road, continue up Newcomen Road and take the steps to the right just before the church which will take you up in to Above Town. Turn left at the top of the steps and Number 82 will be situated a short way up on your right hand side.

DARTMOUTH OFFICE

Situated in the heart of Dartmouth adjacent to the historical Butterwalk on Duke Street, Stags Dartmouth benefit from a dedicated sales and lettings department. Scott, Lyn, Gerry, Emily and Jane have been repeatedly commended for their dedication to customer service and professionalism.

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

Approximate Gross Internal Area (Excluding Store)
83.7 sq m / 901 sq ft



(Not Shown In Actual Location / Orientation)

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