



STAGS

25 Sandquay
Road

25 Sandquay Road, Dartmouth, TQ6 9PH

A two bedroom mid-terrace property in an elevated position with fabulous river views and no forward chain.

Exeter 41.6 miles Totnes 11.9 miles

- Ideal second home or holiday let
- Superb elevated position
- Fantastic water views
- Backing onto Royal Naval College
- No forward chain
- Walk to the shops in Dartmouth
- Tiered courtyard rear garden

Guide price £300,000



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 two bedroom mid terrace property in a commanding and tucked away position, which enjoys fabulous water views from its elevation. The property backs onto the historic and iconic Royal Naval College and has been in the same ownership for approximately two decades, being enjoyed as a second home and being holiday let also.

ACCOMMODATION

The downstairs of the property incorporates a cosy sitting room to the front which enjoys a large bay window with river aspect. There is a feature fireplace and exposed wooden floorboards, which run through to the dining area. This dining area has doors to the rear courtyard, an under stairs storage cupboard and a door to the kitchen. The kitchen is galley style and continues to a utility area and WC.

The first floor houses two double bedrooms, both with exposed wooden floorboards and feature fireplaces. The master at the front has fantastic views of the water and the guest bedroom continues onto the bathroom, which is a

three piece suite with shower over the bath. On the landing is a storage cupboard.

OUTSIDE

The front of the property is level and has a gravel area and an area of hardstanding for a bench. The rear courtyard is tiered in two sections with a recently replaced handrail. The courtyard is reasonably private and large enough to sit out on for al-fresco dining.

SERVICES

It is understood that all mains services are connected.

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 the Dartmouth office turn right and continue to the end of the road, crossing over through the park and then over the road to the embankment. Turn left, walking all the way past the Higher Ferry and turning off to the left up Sandquay road. After the disabled bay on your right there will be a blue gateway on the left for pedestrian access which leads upwards to the property.

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.

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Approximate Gross Internal Area = 78.4 sq m / 844 sq ft

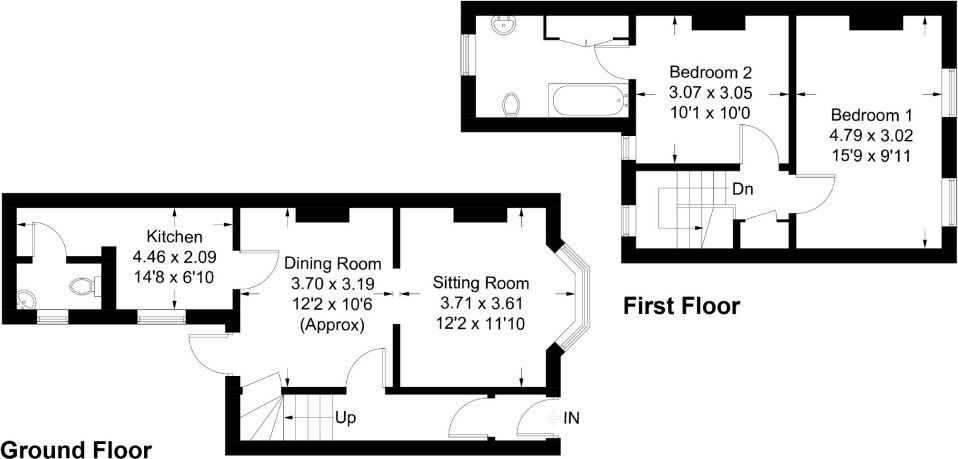


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans@sketch.com © (ID 424855)



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These particulars are a guide only and should not be relied on for any purpose

