

# 7A RIDGE HILL DARTMOUTH



  
**MARCHAND PETIT**  
COASTAL, TOWN & COUNTRY







## 7A RIDGE HILL

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A beautifully refurbished ground floor apartment situated in a handsome Grade II Listed period property just moments from the town centre.

With boutiques, award-winning restaurants, and galleries just a gentle riverside stroll away, this charming home offers the perfect blend of convenience and character.

Recently subject to a comprehensive and sympathetic renovation, this turn-key ready home blends modern comfort with timeless character. Period features are complemented by a warm, inviting atmosphere throughout, enhanced by a thoughtfully designed refurbishment that includes a brand new kitchen, bedroom with en suite, and a separate shower room, along with stylish new flooring and full redecoration.

The property is accessed via a small front terrace, leading to a welcoming entrance hall with clever built-in storage, a useful 'boot room', and a separate WC. At the heart of the home, the sleek new kitchen offers ample wall and base units with integrated appliances—perfectly suited for both everyday living and entertaining. The spacious sitting room exudes classic charm, with a feature fireplace and double doors opening onto a delightful rear courtyard garden—perfect for sunny afternoons and al fresco dining. The spacious main bedroom, with its large front-facing window, enjoys delightful views over the park and towards the river beyond and has a contemporary en suite shower room. A versatile second room serves well as a guest bedroom, home office, or study, also with access to the rear courtyard and served by a stylish family shower room.

The private courtyard garden at the rear is a secluded and sunny space, thoughtfully landscaped with mature planting and low-maintenance paving—an ideal spot to relax and unwind. There is a garage available by separate negotiation.

This lovely property makes a superb full-time home, town centre retreat, or investment opportunity.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.







## KEY FEATURES

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- Ground floor apartment in a Grade II Listed building
- Beautifully presented throughout
- Recently renovated to a high standard
- Elegant sitting room with fireplace and French doors to courtyard
- Stylish kitchen with integrated appliances
- Spacious main bedroom with en suite and park/river views
- Delightful sunny, private rear courtyard garden
- Short, level riverside walk to the town centre
- Versatile second bedroom/home office/study with garden access
- Garage available by separate negotiation









# PROPERTY DETAILS

## Property Address

Windrush, 7a Ridge Hill, Dartmouth, Devon, TQ6 9PE

## Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles.  
All mileages are approximate.

## Services

Mains electricity gas water and drainage. Gas central heating

## EPC Rating

Current: C Potential: C

## Council Tax Band

C

## Tenure

Leasehold - 999 year leasehold from October 1979

## Authority

South Hams District Council

## Fixtures & Fittings

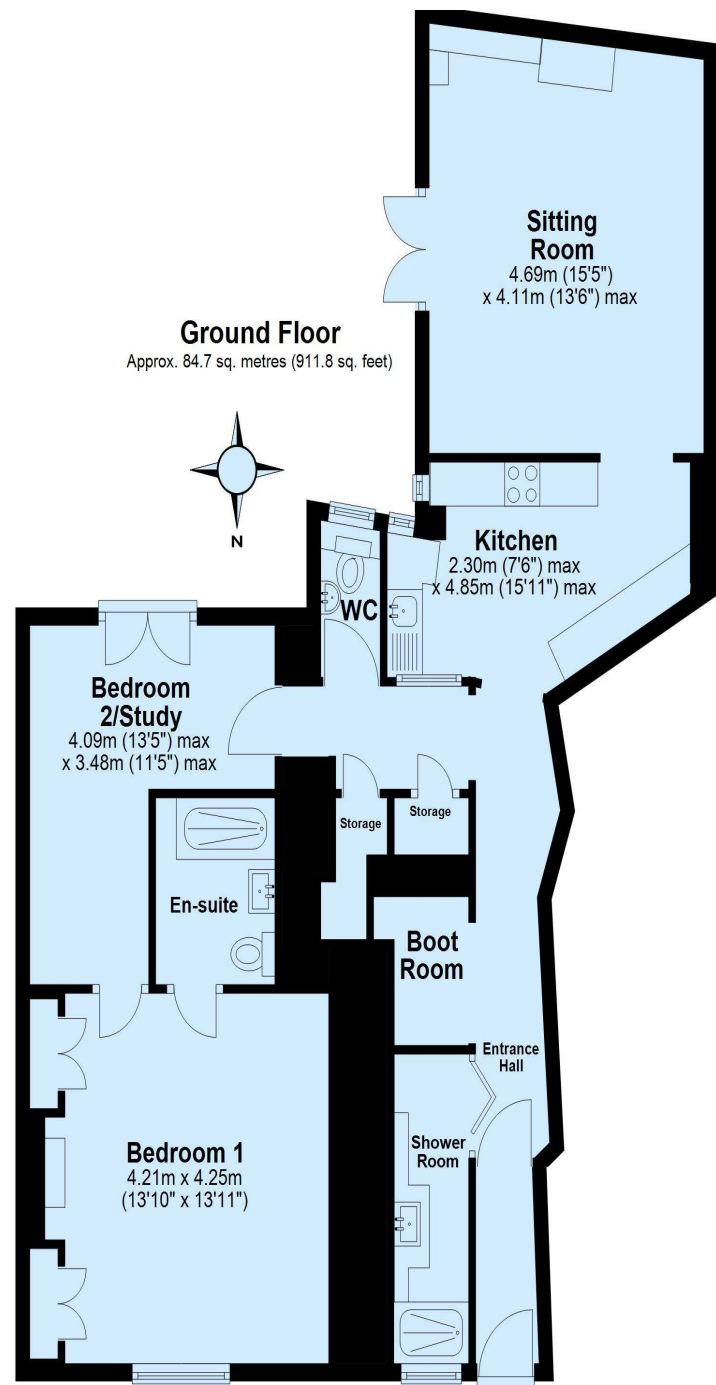
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

On foot from our office proceed onto the embankment and turn left. Upon reaching Coronation Park turn left onto Ridge Hill and the property will be found on the left hand side.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



Total area: approx. 84.7 sq. metres (911.8 sq. feet)

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Dartmouth Office  
01803 839190 | [dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk)  
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590