



CHURCH CLOSE, DARTMOUTH  
£699,950 LEASEHOLD

## A SUPERBLY SITUATED GRADE II LISTED APARTMENT WITH WONDERFUL RIVER VIEWS.

**SUMMARY:** ONE OF THE BEST SITUATED TOWN CENTRE GRADE II LISTED APARTMENTS OVERLOOKING THE QUAY, THE RIVER DART AND BEYOND.

### AT A GLANCE

- Entrance Hall. Open Plan Living Room/ Fitted Kitchen With Island Unit.
- Utility/Cloakroom. Principal Bedroom With En-Suite Shower Room.
- Guest Bedroom. Family Bathroom.
- Further Cloakroom. Stairs To Loft Room.

Dartmouth | 01803 832288  
3a Market Street, Dartmouth, TQ6 9QE

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**DIRECTIONS:** From The Quay on foot in Dartmouth proceed into Fairfax Place, turn right into Church Close and first right and the property will be found towards the end on the right hand side.

**DESCRIPTION:** A wonderfully situated newly refurbished Grade II Listed apartment overlooking The Quay and River Dart, right in the centre of Dartmouth town. The principal bedroom and open plan kitchen/living room have large bay windows with direct water views. The spacious accommodation includes two bath/shower rooms, two cloakrooms, two bedrooms plus the loft room. Original sash windows have been retained and there is gas fired central heating. The kitchen has integrated appliances and a small island unit with breakfast bar. There are not many properties with these wonderful views in the town centre and an early viewing is thoroughly recommended by the agents.

**Entrance door to:**

**COMMUNAL ENTRANCE:** - Door to the apartment.

**RECEPTION HALL.**

**OPEN PLAN KITCHEN/LIVING ROOM:** - Stunning views.

**CLOAKROOM/UTILITY ROOM:** -

Stairs rise from the reception hall to a:

**HALF LANDING:** - Where the staircase splits.

**PRINCIPAL BEDROOM:** - Stunning views.

**EN-SUITE SHOWER ROOM:** - With double shower cubicle, rainhead shower and body shower. Wash hand basin set into floating vanity unit, low dual flush W.C. and heated towel rail, tiled walls.

**LARGE FAMILY BATHROOM:** - Four piece suite comprising roll top free standing bath with mixer tap, corner shower cubicle with rainhead shower and hand shower. Circular wash hand basin with mixer tap set onto vanity stand, low flush W.C., large window.

**BEDROOM 2:** - Period fireplace with cast insert and tiled cheeks and hearth. Large walk in cupboard.

**CLOAKROOM 2:** - Wash hand basin with cupboard under, low dual flush W.C..

**Stairs rise to the:**

**BEDROOM 3:** - With restricted head height. Skylight, sash window to front overlooking the water.

**POSTCODE:** TQ6 9DH.

**EPC RATING:** C

**COUNCIL TAX BAND:** TBC

**SERVICES** - All mains services are connected.



Total area: approx. 137.3 sq. metres (1477.6 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 998 year and 10 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** TBC

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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