



FOSS STREET, DARTMOUTH  
£325,000 LEASEHOLD

A PARTICULARLY WELL PRESENTED GRADE II LISTED DUPLEX APARTMENT IN THE HEART OF TOWN.

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**SUMMARY:** A well presented duplex maisonette, currently used as a holiday let.

**DIRECTIONS:** From the office turn right and proceed along Market Street. Walk past the Dolphin Pub and you will find an alleyway on your right hand side and the gated access at the end of the alley on your left. An exterior staircase provides access to the second and third floor property.

**DESCRIPTION:** A superbly presented Grade II listed town centre, three bedroomed, two storey maisonette with sun terrace. The property is one of two apartments and two shops located in the much sort after area of Foss Street, Dartmouth's most attractive pedestrian shopping destination. The spacious accommodation has been well maintained and improved. It must be viewed internally to fully appreciate the accommodation on offer.

#### **THE ACCOMMODATION COMPRISES:**

Access from the balcony to the:

**ENTRANCE HALL:** Access to loft space for useful storage.

**KITCHEN/DINING ROOM:** Excellent range of quality wall and base cupboards. Stainless steel 1 ½ sink unit with mixer tap. Integrated gas hob with extractor over. Stainless steel electric oven, built-in dishwasher. There is a useful storage cupboard, work surface areas with splashback tiling. Exposed roof beams, skylights and double glazed window to front.

**BEDROOM 1:** A lovely spacious room, with sash window overlooking Foss Street, built-in wardrobe with hanging rail and shelving. Door to:

**EN-SUITE BATHROOM:** White suite comprising bath with shower over and shower screen, wash hand basin and W.C.

**BEDROOM 2:** Another very spacious double room with sash window overlooking Foss Street. Built-in wardrobes with hanging rails and shelving providing very useful storage. Door to:

**EN-SUITE BATHROOM:** White suite comprising a corner bath with hand held shower over, wash hand basin and W.C.

**BEDROOM 3:** Another double bedroom with double glazed window to front aspect.

**CLOAKROOM:** W.C. and wash hand basin.

From the entrance hall stairs rise to the:

**THIRD FLOOR OPEN PLAN LIVING AREA:** A particularly spacious room with exposed trusses and beams. Dual aspect double glazed windows overlooking Dartmouth towards the river, St Thomas's church and beyond. Study area. Substantial built in oak storage shelving.

**OUTSIDE:** There is an elevated balcony which attracts the afternoon sunshine, ideal for relaxing or as an entertaining space.

**POSTCODE:** TQ6 9DR

**EPC RATING:** D

**COUNCIL TAX BAND:** Currently business rated.

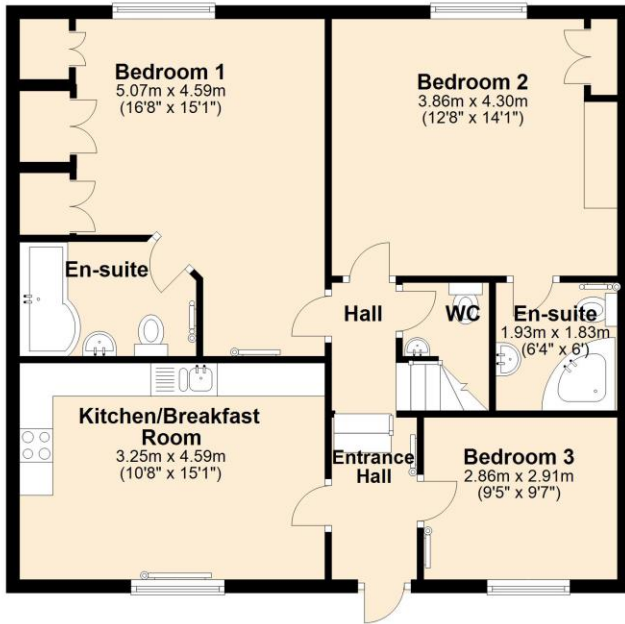
**SERVICES:** All mains services are connected.

**LEASE:** 999 YEARS FROM 2<sup>ND</sup> MARCH 2007.

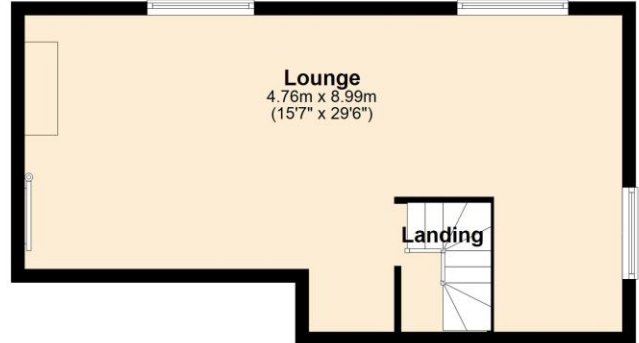
**There is no service charge, all works are done in agreement with the four owners.**



## Second Floor



## Third Floor



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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 982 year and 0 months

**Service Charge:** £0 per annum

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

**Council Tax Band:** Currently Business Rated

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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