

SANDQUAY ROAD, DARTMOUTH
£625,000 LEASEHOLD

A DELIGHTFUL THREE BEDROOMED HOME WITH VIEWS TO THE RIVER DART.

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SUMMARY: WHAT A LOCATION THE BRITANNIA ROYAL NAVAL COLLEGE TO THE REAR AND THE RIVER DART TO THE FRONT.

DIRECTIONS: The property is located behind the Dart Marina Hotel, above The Floating Bridge public house, by the Higher Ferry. Sandquay Road operates a residents **parking** permit scheme but does not guarantee parking.

DESCRIPTION: What a location! Britannia Royal Naval College to the rear and the River Dart to the front! One of the finest river views in Dartmouth! Sun downers on the deck will be the order of the day. Chill out to the sounds of the river and the Dart Valley Steam Train. Holiday mode will happen automatically once you step through the front door.

A delightfully presented Edwardian home, tucked away from the hustle and bustle of the town, pride of ownership is reflected throughout. The current owners have faithfully maintained this home to a high standard. The town centre and the river are all within an easy, level stroll. There is no onward chain.

THE ACCOMODATION COMPRISES: (All measurements Approx.)

ENTRANCE HALL: A bulkhead porch to keep the elements out. The Hall is well-proportioned to welcome guests. The Entrance Hall provides access to the Sitting Room, Kitchen, Ground Floor W.C, Shower Room and Utility Room, stairs rise to the bedroom accommodation.

KITCHEN AREA: This is open plan with an outlook across the sitting room and dining room. Boats can be seen on the river. It also enjoys views of the rear deck and garden. It has an excellent work surface and an eye level electric double oven. It has a gas, 5 burner 'Lamona' hob, and an integrated dishwasher.

SITTING ROOM/DINING AREA: Delightfully bright and sunny with coal effect gas fire, open plan between the kitchen and dining area. There are folding doors opening onto the delightful deck. This makes for a bright and spacious ambience.

DOWNSTAIRS SHOWER ROOM: With electric shower, W.C. and vanity sink unit with a door to the back garden.

UTILITY ROOM: With space and plumbing for an automatic washer/dryer and fridge freezer. Boiler providing domestic hot water and central heating.

BEDROOM 1: This is a generously proportioned room at the front of the house with wonderful river views and a wall of built in wardrobes.

BEDROOM 2: Situated at the top of the house. This has generous proportions, is delightfully sunny, and has stunning views across the river. You could locate your home office in the window.

BEDROOM 3: This is at the rear of the house with views of the garden and the Naval College grounds behind. It is big enough to take twin beds or a double.

FAMILY BATHROOM: This is fully tiled and has the feature of a claw footed bath. It has a walk-in shower with a monsoon fitting. There is a wash hand basin and WC.

OUTSIDE: - A delightful deck takes full advantage of this wonderful position to the front of the house. To the rear of the property is a patio, terrace and deck ideal for alfresco living with sea glimpses.

POSTCODE: TQ6 9PH

EPC RATING: D

COUNCIL TAX BAND: E Currently £3213.08 2025/26

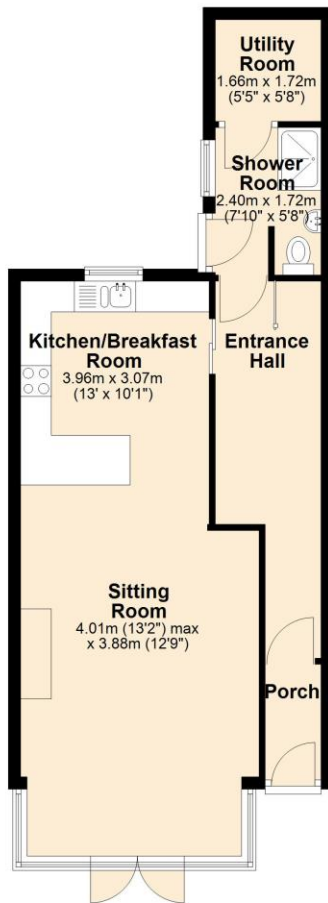
N.B. This property is Leasehold. 920 Years left and there are no Service Charges or Ground Rent

OWNERS COMMENTS - As soon as we viewed Middle Watch, 10 years ago, we fell in love with the stunning views and the open plan living downstairs and large bedrooms upstairs. We have never tired of watching the boats traversing the estuary from Noss Marina out to the sea and it is the perfect spot for watching the start of the races during Regatta and the steam train making its journey into Kingswear. We love the beautiful surroundings and have enjoyed all the fabulous local events in and around Dartmouth, such as the Dartmouth Regatta, the Food Festival and the Steam Train, especially at Christmas time when the train is adorned with Christmas lights. We love being situated in Sandquay Road as it is lovely and quiet as it is slightly set apart from the town but within 5 minutes walking distance of the centre of Dartmouth (on the flat) and still has easy access to local pubs, cafes, Coronation Park, The Dart Marina Hotel and the Naval College. To maximise the views from the property, we have redeveloped the decking at the front, adding glass balustrading to enhance the view. This is the perfect spot for enjoying morning coffee or an early afternoon glass of wine in the sun. We have also added the rear decking at the back with glass balustrading and outdoor lighting which enjoys the evening sun and is large enough for al fresco dining and affords glimpses out to sea. We have sympathetically decorated and modernised the interior, whilst maintaining the cottage feel and charm of the property. It has such a relaxing and calming ambience. Unfortunately, due to a change of circumstances, we are now selling with a heavy heart. We have spent many happy times here in Dartmouth. We hope that the new owners will love it as much as we have done during the past 10 years. It really is a special property.



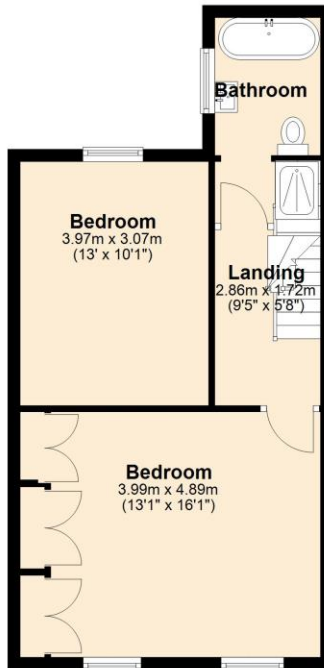
Ground Floor

Approx. 49.0 sq. metres (527.8 sq. feet)



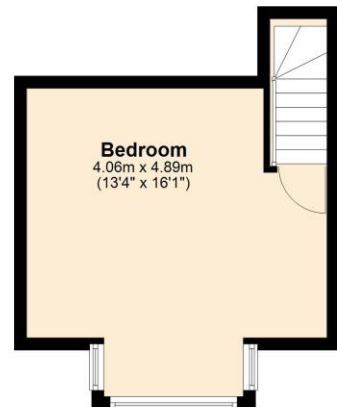
First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Second Floor

Approx. 23.1 sq. metres (248.4 sq. feet)



Total area: approx. 115.6 sq. metres (1244.3 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 920 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually subject to review

Council Tax Band: E

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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