

36 Above Town, Dartmouth, TQ6 9RG



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

A terraced house, in an elevated position with beautiful river views which is being extensively renovated to create a stunning 4 bedroom home with garden and garage.

Price on Application

Contact Dartmouth Office on 01803 839190

DARTMOUTH
01803 839190

KINGSBRIDGE
01548 857588

MODBURY
01548 831163

NEWTON FERRERS
01752 873311

SALCOMBE
01548 844473

TOTNES
01803 847979

PARK LANE
020 7629 4141

LAND & NEW HOMES
01548 233100

PROFESSIONAL & AUCTIONS
01548 855596

PRIME WATERFRONT & COUNTRY HOUSE
01548 855590

LETTINGS
01548 855599



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SITUATION AND DESCRIPTION

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.

A terraced house set in an elevated position which is being fully renovated to create a stunning 4 bedroom home with river views and a garage.

The house is currently undergoing extensive renovation by a local developer and will create a beautiful home with a high quality finish throughout.

On the ground floor will be an integral garage and en-suite bedroom. The first floor will have an open plan kitchen/dining room with doors leading out to the garden and two bedrooms, one with an en-suite bathroom, and a family bathroom. The spacious open plan living space is on the second floor, with stunning river views.

Outside the garden will be terraced, with an outside kitchen/BBQ area and a good sized 'pod' with shower room providing a further living space.

COUNCIL TAX

Currently Council Tax Band C.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE

POSTCODE

TQ6 9RG

FIXTURES AND FITTINGS

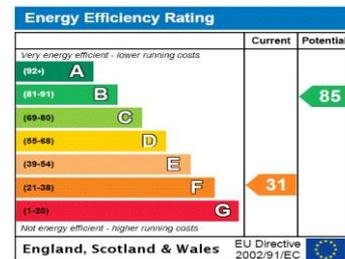
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE

Freehold.

DIRECTIONS

From the Dartmouth office cross the road and take the steps beside The Whitefish Gallery and continue up the next steps (Horn Hill Steps) to Above Town. At the top of Horn Hill Steps turn left and 36 Above Town is a short way along on the right hand side.



IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property.
3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser.
5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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