



**The Old Bakehouse, Flavel Street**  
Dartmouth, TQ6 9NE

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS





## The Old Bakehouse, Flavel Street, Dartmouth, TQ6 9NE

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 express 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 fabulous opportunity in the very heart of this wonderful South Hams riverside town, situated just off the charming pedestrianised Foss Street. This home has the real bonus of being in a totally level position, and is a mere two minute walk from the embankment, and benefits from a larger than average double garage with further storage for kayaks, boating equipment etc.

The property has the potential to create an ideal low maintenance 'lock up and leave' home.

This home offers reverse living with an entrance hall, 2 bedrooms and a family bathroom on the ground floor with stairs to the light filled open plan living area. This is an attractive spacious room with a feature beamed ceiling with plenty of natural light and comprises of a sitting area to the front and a dining area and kitchen to the back.

Arranged in a courtyard style, leading to the excellent sized double garage with plenty of room for two vehicles and further ample storage space.

### KEY FEATURES

- Central Level Position
- Double Garage & Storage
- 2 Minute Walk From The River
- Ideal Lock Up And Leave
- 2 Bedrooms
- Open Plan Living

BEDS 2 | BATHS 1 | RECEPTS 1 | EPC Rating F | COUNCIL TAX Band D | TENURE Freehold

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Total area: approx. 70.3 sq. metres (756.6 sq. feet)



#### DIRECTIONS

From the Dartmouth office turn right in to Fairfax Place and continue past the boat float towards Mayors Avenue. Turn left just past The Flavel Church and the property is a further 50 yards 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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