

THE NOOK DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

THE NOOK

This beautifully presented Grade II Listed apartment has recently undergone a comprehensive and sensitive refurbishment and is completed to a high standard throughout. Occupying a level and central position in the very heart of Dartmouth, the property lies just a few minutes' walk from the River Dart, making it an ideal retreat for those wishing to enjoy the vibrant town and its waterside lifestyle.

Situated on the second floor of this charming period building, the apartment was fully renovated during 2024 and now offers a stylish blend of contemporary comfort and character. The interiors are filled with natural light, creating a bright and welcoming atmosphere and the accommodation is thoughtfully designed to provide a practical yet elegant living space, perfectly suited either as a charming town-centre bolthole or as an attractive investment opportunity.

The layout comprises a spacious double bedroom, alongside an open-plan living area which flows seamlessly into a beautifully fitted kitchen. The kitchen is finished with sleek, modern units and includes some integrated appliances, allowing for both convenience and style. The apartment also benefits from a well-appointed and stylish shower room.

Offered with a 999-year lease from December 2024, this property represents a rare opportunity to acquire a home of quality and character in one of Devon's most sought-after coastal towns, in a location that truly encapsulates the best of Dartmouth living.

Note: the property cannot be holiday let.

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.



PROPERTY DETAILS

Property Address

The Nook, Apartment 2, 10 Foss Street, Dartmouth, Devon, TQ6 9DW

Mileages

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

Services

Mains electricity water and drainage. Electric heating

EPC Rating

Current: 61, Potential: 61

Council Tax Band

Band A

Tenure

Leasehold 999 years from December 2024

Authority

South Hams District Council

Key Features

- Stunning Grade II Listed Property
- Newly Refurbished And Very Well Presented
- Finished To A High Standard Throughout
- Wonderful Level Central Position
- Perfect Town Centre Bolthole / Lock Up & Leave
- Mains Electricity, Water & Drainage
- Electric Radiator Heating
- 999 Year Lease From December 2024
- Annual Service Charge Of Approx. £688-00

Fixtures & 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.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



FLOOR PLAN

Ground Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 41.8 sq. metres (450.4 sq. feet)

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.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590