

# 14 DART MARINA DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







## 14 DART MARINA

---

This stunning two bedroom first floor apartment, with the benefit of lift access, is located within the award-winning Dart Marina development and offers riverside living in its most luxurious form. Perfectly situated, it enjoys uninterrupted views across the River Dart towards Kingswear and is just a gentle, picturesque level riverside walk into the heart of the popular South Hams town of Dartmouth.

The property has been finished to an exceptional standard having been recently re-fitted with a new kitchen, bathrooms, boiler and refurbished windows, and is now presented beautifully throughout, with a light, spacious contemporary interior.

The main living space is open plan, with a sitting and dining area framed by a large bay window with window seat, creating an ever-changing backdrop of river life. Double doors lead through to a stylish Poggenpohl kitchen, fully fitted with integrated appliances, designed with both elegance and practicality in mind.

There are two double bedrooms, each with a range of stylish fitted wardrobes. The principal bedroom benefits from a luxurious en suite bathroom with separate shower, while a well-appointed family bathroom serves the second bedroom.

Every detail has been carefully considered to maximise comfort and make the most of the apartment's outstanding position.

An allocated parking space provides convenience, and residents enjoy the security and quality synonymous with Dart Marina.

The apartment is leasehold with approximately 980 years remaining.

The current ground rent is approximately £800 per annum, with a service charge of approximately £4927 per annum.

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.







## KEY FEATURES

---

- Beautifully Presented Riverside Apartment
- Prestigious Dart Marina Development
- First Floor With Lift Access
- 2 Bedrooms, 2 Bathrooms
- Stunning Views Of The River Dart & Kingswear Beyond
- Allocated Parking Space
- Stylishly Contemporary Interiors
- Pretty Riverside Walk To The Town Centre







# PROPERTY DETAILS

**Property Address**

14 Dart Marina, Sandquay Road, Dartmouth, Devon, TQ6 9QP

**Mileages**

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

**Services**

Mains electricity gas water and drainage. Gas fired central heating

**EPC Rating**

Current: B, Potential: B

**Council Tax Band**

G

**Tenure**

Leasehold 999 years from November 2003  
Service charge £4927-00 p.a. Ground rent £802-35 p.a.

**Authority**

South Hams District Council

**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.

**Directions**

Approaching Dartmouth from Totnes proceed down College Way passing Britannia Royal Naval College on your left. At the bottom of the hill, entering the one way system, follow the road round to the left, following the signs to Dart Marina. Continue through the car park and past the hotel and the entrance is on the right hand side.

**Viewing**

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



Total area: approx. 125.5 sq. metres (1351.4 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.









MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth Office

01803 839190 | [dartmouth@marchandpetit.co.uk](mailto:dartmouth@marchandpetit.co.uk)  
1-3 Hauley Road, Dartmouth, Devon, TQ6 9AA

[MARCHANDPETIT.CO.UK](http://MARCHANDPETIT.CO.UK)

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