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Flat 2, Mayflower Court



Totnes 12 miles; Kingsbridge 14 miles;  
Exeter 42 miles

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## Delightful waterfront apartment with panoramic River Dart views, private parking and no onward chain

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- Prime waterfront position
- Panoramic River Dart and Kingswear views
- Beautifully presented second floor apartment
- Spacious reception room with picture window
- Two double bedrooms
- Private residents' parking
- Ideal main home, holiday retreat or investment
- No onward chain
- Freehold
- Council tax band D

**Guide Price £310,000**

### SITUATION

Dartmouth is one of the South Hams' most sought-after waterfront towns, renowned for its rich maritime heritage, vibrant cultural scene and exceptional natural beauty. Overlooking the River Dart and framed by rolling countryside, the town offers an enviable lifestyle with independent boutiques, galleries, cafés and highly regarded restaurants lining its historic streets.

The famous Royal Regatta and Britannia Royal Naval College contribute to the town's year-round vitality, while the embankment provides a scenic setting for waterside walks, sailing and river-based leisure pursuits. Mayflower Court occupies a prime position on North Embankment, placing the river quite literally on your doorstep.

### DESCRIPTION

A rare opportunity to acquire a beautifully presented waterfront apartment enjoying breathtaking, uninterrupted views across the River Dart towards Kingswear.

Situated on the second floor of this well-positioned building, the property combines light-filled accommodation with a practical layout and the invaluable benefit of private parking. The apartment has been maintained to a high standard and offers an excellent main residence, lock-up-and-leave coastal retreat or investment opportunity. Offered with no onward chain, the property is ready for immediate occupation.

### ACCOMMODATION

The property is accessed via a communal entrance with intercom system and stairs rising to the second floor. A private front door opens into a welcoming hallway providing access to all principal rooms.

Directly ahead lies the generous sitting/dining room, a wonderfully bright space featuring a large panoramic window framing superb views over the River Dart and across to Kingswear. The room comfortably accommodates both seating and dining areas, making it ideal for entertaining or simply enjoying the

ever-changing river scene.

The kitchen is positioned to the rear and fitted in a practical galley style with a range of wall and base units, integrated oven and space for further appliances. A door and window overlook the rear aspect.

Bedroom 2 is located to the front of the property and benefits from delightful river views, along with built-in mirrored wardrobes. Bedroom 1, positioned to the rear, is a well-proportioned double room.

The bathroom is fitted with a white suite comprising bath with shower over, wash basin and WC, complemented by a heated towel rail and rear-facing window.

### OUTSIDE

Mayflower Court is approached directly from North Embankment. To the rear of the building is the private residents' parking area.

### TENURE

Freehold with annual service maintenance charge of £2400 p.a. and 1/16 share in the freehold management company.

Managed by Crown Property Management, Torquay. 135 Reddenhill Road, Babbacombe, Torquay TQ1 3NT. Telephone: 01803 324405.

### SERVICES

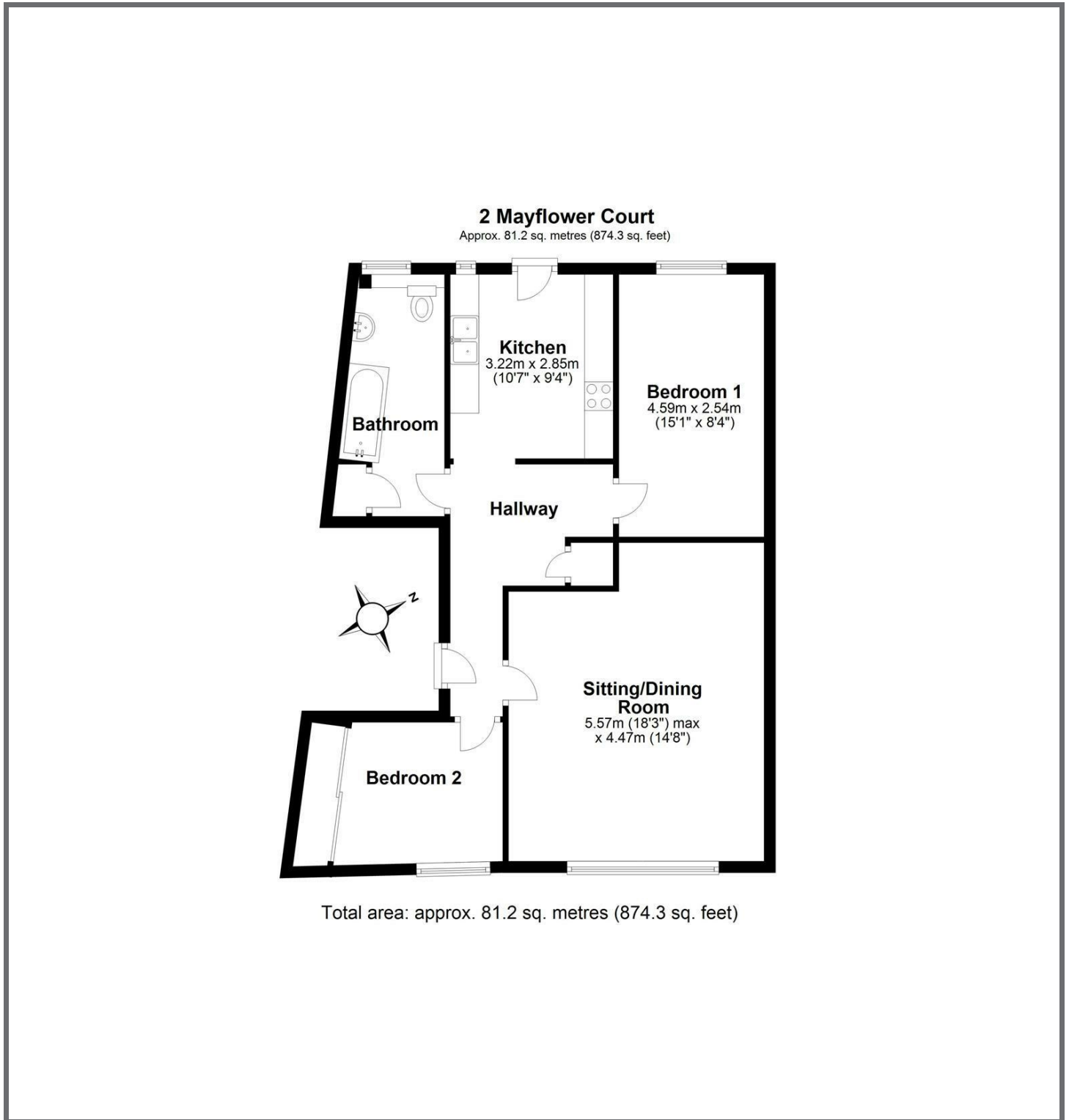
Mains water, drainage and electricity are connected. Electric heaters are installed.

According to Ofcom, ultrafast broadband and good indoor and outdoor mobile coverage is available.

### DIRECTIONS

From Dartmouth town centre, proceed along the North Embankment heading towards Kingswear. Mayflower Court will be found on the right-hand side just before the zebra crossing and the turning for Mayor's Avenue car park. The main entrance is accessed directly from the embankment.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

EU DIRECTIVE 2002/91/EC

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