



Flat 1, 1 The Quay
Dartmouth, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

On behalf of a charitable foundation

An attractive Grade II listed three-bedroom apartment set in the heart of the sought-after town of Dartmouth, with a wealth of restaurants, cafés and shops on its doorstep. It occupies a prominent position overlooking the town's harbour and boatfloat, with exceptional views across the River Dart.



1 RECEPTION ROOM



3 BEDROOMS



2 SHOWER ROOMS



FULLY FURNISHED AND FITTED



BALCONIES



LEASEHOLD EXPIRES 24/12/2970



COASTAL TOWN



1,239 SQ FT



GUIDE PRICE £695,000



The property

The apartment is set in an exclusive, distinctively styled Grade II Listed building, in a stunning Dartmouth riverside position. The apartment is situated mostly on the first floor, with a study/playroom on the second level. The building itself dates from 1893 and features Elizabethan-style timber framing with jettied upper floors, projecting bay windows and balustraded balconies. Inside, the accommodation is beautifully appointed with understated modern styling and includes plenty of period details such as ornate cornicing, ceiling roses and sash windows alongside elegant contemporary fittings and finish. The building is thought to have been designed by EH Back, the borough surveyor at the time, who is responsible for several prominent buildings in Dartmouth.

The main reception room consists of a large open plan space containing separate living and dining areas, off which there is a fully fitted kitchen. It enjoys

dual aspect overlooking the river and harbour and balconies to both aspects. The tall sash windows welcome plenty of natural light, and there is space for both a comfortable seating area and a family dining table. The kitchen itself offers plenty of storage with fitted units to base and wall level and modern integrated appliances. There are three bedrooms on the first floor, all of which overlook the picturesque harbour, with two of the bedrooms benefiting from built-in storage and access to the balcony. Stairs lead from the third bedroom to a study/playroom on the second floor. There are two shower rooms on the first floor, both of which have contemporary suites.



Outside

The apartment sits on the first floor of the building above a retail unit. The balconies to each side of the apartment provide outside space with views of the South Embankment, Kingswear and the marina. The beautiful Royal Avenue Gardens are also just moments away, providing a peaceful green space. Resident permit parking can be applied for.

Location

Dartmouth is a highly desirable town, set on the western bank of the River Dart estuary in the beautiful South Devon National Landscape. The town offers a wide range of amenities, including two supermarkets, a leisure centre, boutique shopping and a variety of restaurants, cafés and bars, as well as primary and secondary schools. Dartmouth also hosts a range of annual events including the Royal Regatta with beer, music and food festivals.

The picturesque town is an ideal setting for sailing and water sports, lying on the River Dart, close to the estuary and the south Devon coastline, while there are plenty of other leisure activities, including beaches, coastal walks and several good golf courses nearby. The town's ferry service offers crossings to Kingswear, with easy onward travel towards Brixham, Paignton and Torquay, while Totnes is around 11 miles away with a mainline railway station offering direct services to London Paddington. Within 15 miles, the A38 provides routes towards Exeter and Plymouth.



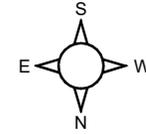
Distances

- Totnes 11.5 miles
- Totnes mainline station 12.2 miles
- Kingsbridge 13.5 miles
- Newton Abbot 21 miles
- Exeter 42 miles

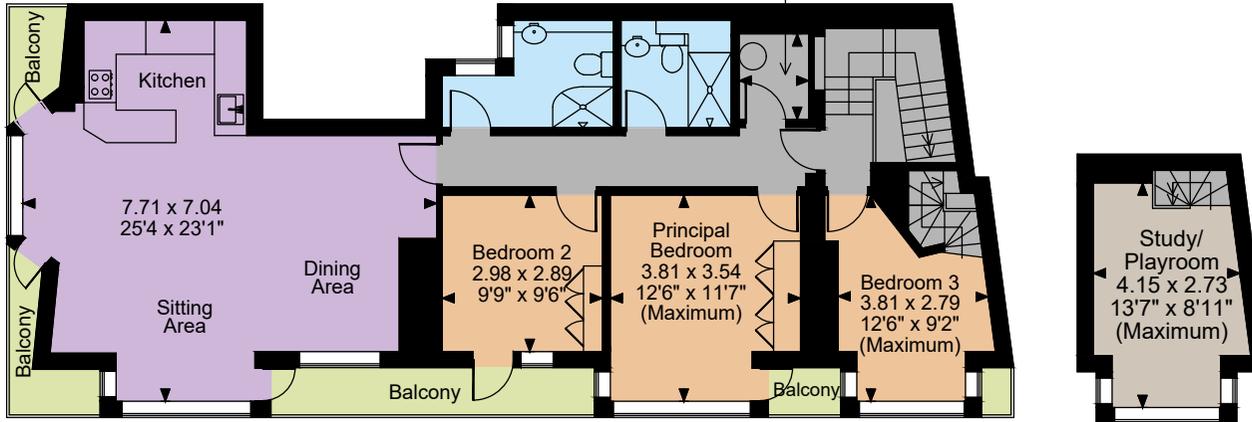
Nearby Schools

- Totnes Progressive
- Park School
- St Christopher's Staverton
- Abbey School
- Dartmouth Academy





Boiler Room/
Laundry
1.73 x 1.29
5'8" x 4'3"



Ground Floor First Floor

Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Internal area 1,239 sq ft (115 sq m)

Balcony external area = 121 sq ft (11 sq m)

For identification purposes only.

Directions

Post Code TQ6 9PS

what3words: ///crusher.stressed.completed - brings you to the front door

General

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band C

EPC Rating: Grade II

Wayleaves and easements: : the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Service Charge: £1,198.62 per annum

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