



THE COASTAL HOUSE
ESTATE AGENTS



Who wouldn't want to sit and relax on this terrace, with this view?



Or just watch the river without moving from your armchair



Cooking up a treat is no chore in this large Kitchen/Dining Room - that's if you can draw yourself away from the glorious, far-reaching views of the River Dart and surrounding area.

Imagine waking up to stunning views across Dartmouth Marina to Dartmouth town, the Britannia Royal Naval College, River Dart and beyond.





Split over two floors affording far-reaching river and rural views this centrally located property is a delight. Feeling more like a house than apartment, the space is light and bright with windows on both elevations allowing the morning sunlight to flood in and the afternoon and evening sun to shine. The Sitting Room is very spacious, spanning the full depth of the building, and benefits from bi-fold doors opening out onto the Balcony, an ideal location for choosing which boat to go for moored in the marina below . Plus you have a gorgeous fireplace for those cosy nights in. The well-equipped Kitchen opens to the Dining area, and upstairs, three double bedrooms are well-presented and enjoy picturesque views. A contemporary Shower Room and Cloakroom complete this stunning property.

Snapshot

- o Beautifully Presented Period Duplex
- o Three Double Bedrooms
- o Captivating River Views
- o Balcony With Far-Reaching Views
- o Central Village - Close To Activities
- o Residents' Parking Scheme Area



About... Kingswear



This picturesque village sits on the east bank of the River Dart, opposite the ancient sea-faring port of Dartmouth, in an Area of Outstanding Natural Beauty. It's the ideal place to relax and enter into the vibrant spirit of this welcoming community.

There are clubs and activities to participate in as well as cafes and inns, popular places to meet up. In addition, Kingswear offers a village shop, post office, school and church. Regular bus services go around Torbay and at nearby Churston, there's a golf course as well as the highly regarded Churston Grammar School.

Or take a quick trip across the Dart by ferry - a delightful way to arrive in Dartmouth with its myriad of shops and boutiques, as well as an array of cafes, inns and restaurants serving delicious local seafood and produce.

Yachtsmen will be delighted by the local sailing facilities. Darthaven Marina is located here in Kingswear as well as the Royal Dart Yacht Club with its full programme of year round activities both on and off the water.

For walkers, the Dart Valley Trail starts in Kingswear and, in addition to the South West Coast Path running through the village, there are plenty of local walks with breathtaking scenery and beaches and coves to explore..

Kingswear truly is a place to enjoy and make your dream of a home by the sea a reality

The Little Details...

Postcode: TQ6 0AL
Tenure: Leasehold. Vendors advise no service charges payable, ground rent of £25 per annum and length of lease is 199 years from 1984

Council tax: Band D
Local Authority: South Hams District Council

Mains: Water, electricity & drainage
Heating: Electric (no mains gas in Kingswear)
Parking: Residents' Parking Permit
Access: Flight of steps from the front door up to the first floor

Transport: Totnes (16 miles) or Newton Abbot (16 miles) for mainline trains to London
A38 Devon Expressway - 20 miles



niece.poem.spoon

Viewing strictly by appointment.

Please contact us:

kingswear@thecoastalhouse.co.uk

01803 752 321

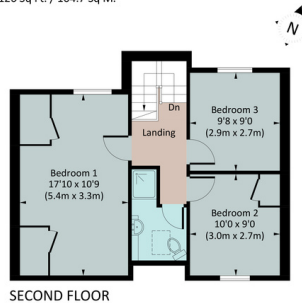


THE COASTAL HOUSE
ESTATE AGENTS

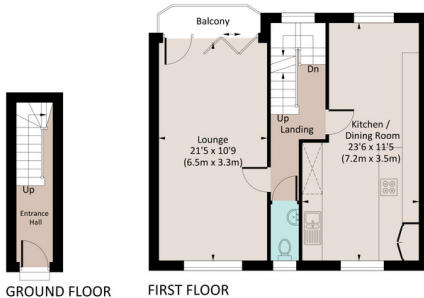
Floorplan

1A RIVERVIEW

Approx. gross internal area
1126 Sq Ft. / 104.7 Sq M.



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (10943840)

The Coastal House use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of The Coastal House has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.