



STAGS

Flat 3, 1 Bell
Court

Flat 3, 1 Bell Court, Dartmouth, TQ6 9QJ

A modern, well-presented four bedroom Duplex apartment in a grade II listed building with private courtyard garden in the heart of town.

Totnes 11.7 miles Kingsbridge 13.5 miles Exeter 41.6

- Grade II Listed • 4 Bedroom Duplex Apartment •
- Town Centre Location • Private Garden • No Forward Chain •

Offers in excess of £260,000



SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its world famous Royal Regatta and Naval College, Dartmouth is steeped in history and its architecture is unique to the town.

Dartmouth appeals for its variety of recreational activities on offer along its embankment and with its dynamic range of modern and quirky shops, galleries and restaurants, it offers a quality of life like no other. With over 20 events each year within the area, Dartmouth offers something for everyone

DESCRIPTION

Bell Court is a delightful grade II listed building which enjoys a superb location in the heart of town. Flat 3 is accessed at the rear of the property through wrought iron gates and occupies the two top floors of the building, including the master bedroom with en-suite which is in the roof space.

The property is well presented and has been modernised throughout, whilst retaining some of the original character features of the building. It has its own private courtyard and the hustle and bustle of Dartmouth is an extremely short and level walk away.

ACCOMMODATION

Stone steps lead to the front door, with stairs rising into the hallway. On this floor are three double bedrooms, two of which enjoy a front aspect over Newport Road and one of which has a rear aspect. All the bedrooms have characterful sash windows and have a light and airy feel. There is a family bathroom which is a three piece suite with panelled bath and shower over, WC and wash hand basin. There is also a heated towel rail and a further room housing a separate WC. There is a modern kitchen / diner overlooking the rear courtyard with a range of appliances and storage cupboards.

The living room has a large sash window and has a front aspect. A door leads from the living room up paddle style stairs to the master bedroom which occupies the top floor in the loft space. This has characterful

exposed ceiling beams and two velux windows. A door continues through to the en-suite bathroom which has a bath with shower over and a recess containing the combi boiler.

OUTSIDE

Located to the rear of the property and approached up a short flight of steps is a raised courtyard with ample space for dining. There is also a brick built workshop providing storage which houses a workbench and benefits from power and lighting.

SERVICES

All mains services are connected.

TENURE

Leasehold with the remainder of a 999 year lease which was established in 2007 and a share of the freehold.

LOCAL AUTHORITY

South Hams District Council

DIRECTIONS

Turn left out of our office in Duke Street and walk a short distance before turning right into Foss Street. Follow the street through the shops and at the end of the road cross over heading slightly to your left into Newport Street. The property will be seen a short distance down on your right hand side and is accessed through an archway which has iron gates in front of it.

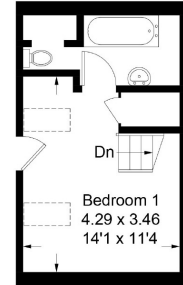
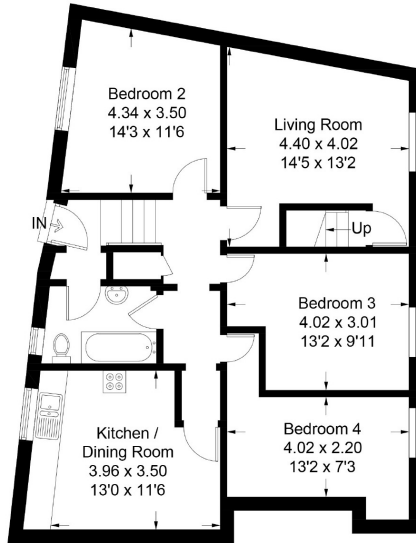
DARTMOUTH OFFICE

We are situated in the heart of Dartmouth near the Royal Castle Hotel and adjacent to the historical Butterwalk building on Duke Street. Benefitting from a dedicated sales and lettings department, the friendly team of Scott, Lyn, Gerry, Emily and Jane have been repeatedly commended for their dedication to customer service and professionalism.

Call the residential department on 01803 835336 or lettings on 01803 833681 to arrange a market appraisal, to book a viewing or for further information on the services we offer throughout our 21 offices.

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Approximate Gross Internal Area = 80.1 sq m / 862 sq ft
Attic Room = 20.7 sq m / 222 sq ft
Total = 100.8 sq m / 1085 sq ft



Master Suite

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2017 (ID331648)



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