



22 Above Town



**STAGS**



# 22 Above Town

, Dartmouth, Devon TQ6 9RG

Totnes 12 miles Kingsbridge 12 miles Exeter 41.6 miles

An immaculate 4-bedroom period townhouse arranged over 3 floors with private outside space and wonderful harbour views from the 1st & 2nd floors.

- Period Townhouse
- Immaculate Decoration
- 4 Bedrooms
- Private Outside Space
- Harbour Views
- No Onward Chain

Guide Price £475,000

## SITUATION

Known as the jewel of the South Hams, the pretty waterside town of Dartmouth is a popular boating centre boasting a world-famous Regatta. Steeped in history and known for its naval college, it enjoys narrow streets and cobbled lanes hosting an abundance of chic boutiques and galleries, not to mention its array of gourmet restaurants, delicatessens, pubs and street side cafés. For commuting and access to the South Hams, Exeter has an international airport, Plymouth has a ferry terminal and Devon benefits from a comprehensive rail network and road links to the M5 motorway giving easy access to the rest of the UK.

## DESCRIPTION

Number 22 Above Town is a lovely 4-bedroom town house with excellent natural light and views located on a quiet residential street. Small courtyard to both the front and rear of the property.





## ACCOMMODATION

You enter on the raised ground floor into the hallway where you find a door into an informal reception room with bay window to the front and a further door, to the largest of the bedrooms (with en suite bathroom and access to the patio) at the rear. On the first floor you have a good size eat in kitchen with views out towards the river (partial views of the water) a family bathroom, a study and a bedroom at the rear. There is a large reception room on the final top floor with excellent views out over the river, and the 4th bedroom.

## OUTSIDE

On the raised ground floor there is an enclosed patio area directly off from the bedroom and a smaller front patio.

## TENURE

Freehold.

## SERVICES

Mains services are connected with the property benefiting from gas central heating.

## LOCAL AUTHORITY

South Hams District Council.

## VIEWINGS

Strictly by appointment please with our Dartmouth office.  
Tel: 01803 835536.

## DIRECTIONS

From Stags' Office turn left onto Duke Street, then first left onto Anzac Street, up the steps next to Charity House, straight over into Crowther's Hill and left into Above Town, Number 22 will be found shortly on the right-hand side.





These particulars are a guide only and should not be relied upon for any purpose.

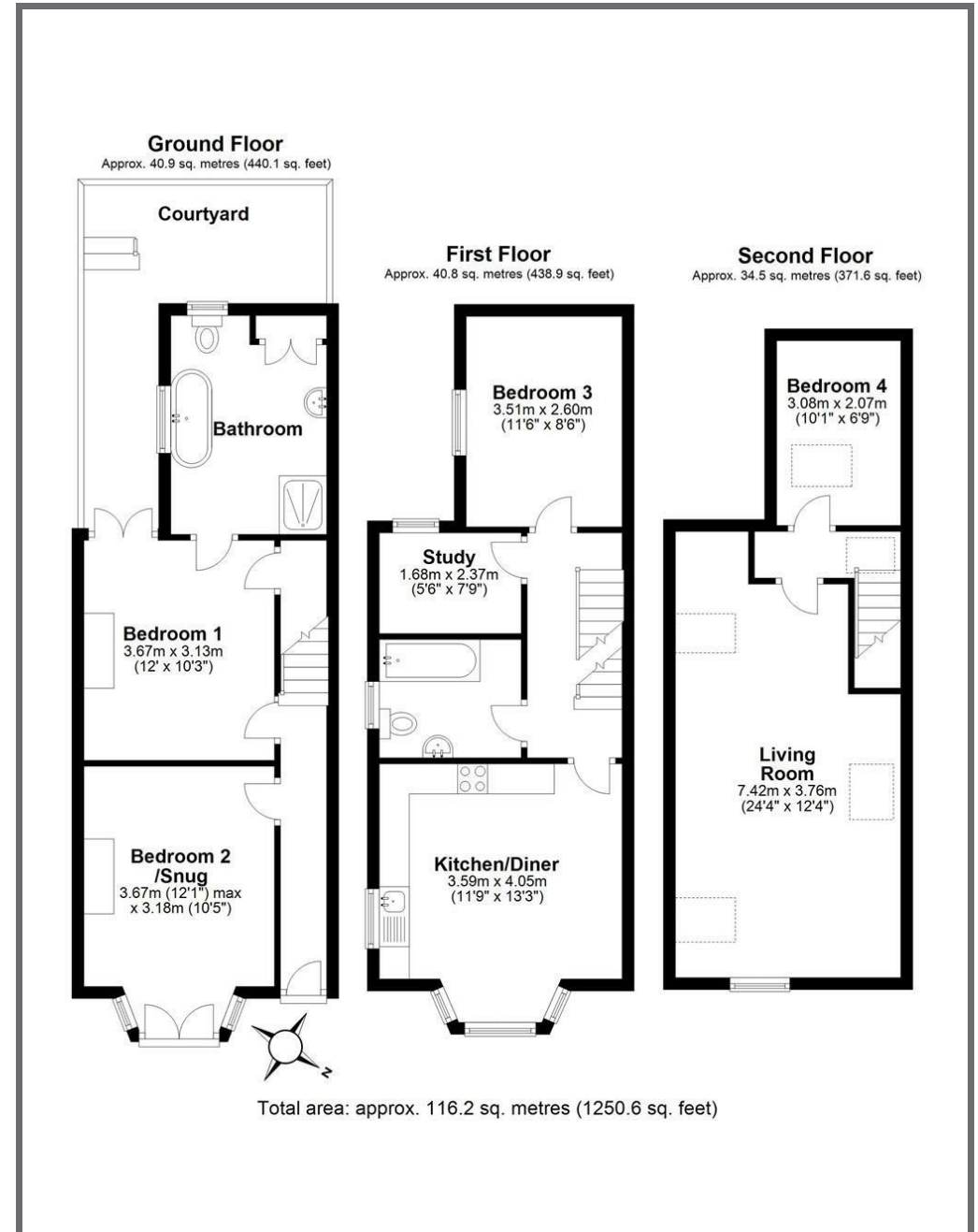


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

9 Duke Street, Dartmouth,  
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336



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