



NEWCOMEN ROAD, DARTMOUTH
£495,000 LEASEHOLD

A SUPERB PENTHOUSE APARTMENT WITH A PRIVATE GARDEN.

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SUMMARY: A SUPERB THREE BEDROOM, THREE BATHROOM PENTHOUSE APARTMENT WITH PRIVATE GARDEN. RIVER VIEWS FROM THE SPECTACULAR PRINCIPAL BEDROOM.

DIRECTIONS: From the town centre proceed to Newcomen Road and follow the road for approximately 100 yards and the property will be found on the right hand side.

DESCRIPTION: A particularly spacious penthouse apartment with the main accommodation set over two floors in a building that was completely refurbished some years ago. The property has the benefit of gas fired central heating, a lovely sitting/dining room with open access to the quality fitted kitchen. There are two bedrooms and a spectacular principal bedroom on the top floor with gable window enjoying views of the River Dart and Kingswear. Of further note is the attractive easily maintained private garden to the rear of the property approached directly from the apartment and a very useful store room. The property has been a successful holiday let and the furniture and contents can be included in the sale. An internal viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: - (All Measurements Approx.)

Entrance door to:

ENTRANCE VESTIBULE: - Stairs leading to:

SECOND FLOOR LANDING - Entry phone system, understairs store cupboard, recessed ceiling lights. High level window to side. Door to:

FITTED KITCHEN - Overall measurements 10'2" x 6'11" plus recessed cupboards. Quality fitted kitchen having gloss white base and wall cupboards with quartz worktops and upstands. Integrated dishwasher and integrated fridge and freezer, integrated washing machine. Stainless steel 'Siemens' electric double oven with 'Siemens' ceramic hob and 'Siemens' hood and light over.

SITTING ROOM/DINING ROOM: - 17'2" x 12'4" (5.23m x 3.76m) plus the walk-in bow window. Feature bow window to front aspect with views up Newcomen Road and towards the town centre. Recessed ceiling lights, two radiators. Boiler cupboard housing the 'Vaillant' combination gas fired boiler providing domestic hot water and central heating, also a useful store cupboard.

BEDROOM 2: - 12'11" x 11' (3.94m x 3.35m) Fitted wardrobe with hanging rail and storage. Window to rear, radiator, recessed ceiling lights. Door to:

EN-SUITE SHOWER ROOM - Three piece quality suite in white comprising a hand basin set into vanity unit, low dual flush W.C. with hidden cistern. Tiled double shower cubicle with thermostatic shower. Shaver light/socket, extractor and recessed ceiling lights.

BEDROOM 3: - 8'5" x 7' (2.57m x 2.13m) Window to rear, recessed ceiling lights, radiator.

FAMILY SHOWER ROOM - Three piece suite in white comprising low dual flush W.C., pedestal wash hand basin, corner shower cubicle with 'Mira Sport' electric shower. Ladder type chrome heated towel rail, window to side. Recessed ceiling lights, extractor, shaver light/socket. From the landing a door provides access on to the **PRIVATE GARDEN**.

Stairs also rise from the landing and turn to the:

THIRD FLOOR LANDING AREA: - Having useful built-in double wardrobe with hanging rail and shelving.

SUPERB PRINCIPAL BEDROOM: - 20'4" x 11'4" (6.2m x 3.45m) (Some restricted head height) Two large skylights either side of the room, a superb gable window with glass restrainer enjoying super views of the River Dart, Kingswear and beyond. Radiator, recessed ceiling lights, TV aerial point.

BATHROOM - Three piece suite comprising a panelled bath with 'Grohe' shower attachment. Low dual flush W.C., pedestal wash hand basin, vanity light and mirrors over. Extractor, recessed ceiling lights, chrome ladder type heated towel rail.

GARDEN - Attractive easily maintained and enclosed garden with stone walling, fence boundaries. Outside water tap. Approached from the first floor landing is a very useful **STORE ROOM:** 6' x 5'2" which has a window to side and a ceiling light point. There is also a water supply.

COUNCIL TAX BAND: CURRENTLY BUSINESS RATED.

There is a transferable business parking permit.

SERVICE: All mains services are connected.

EPC RATING: C

POSTCODE: TQ6 9BN

LEASE: REMAINDER OF A 999 YEARS

SERVICE CHARGE: APPROXIMATELY £1000.00 = 46.51 %

SHARE OF THE FREEHOLD.

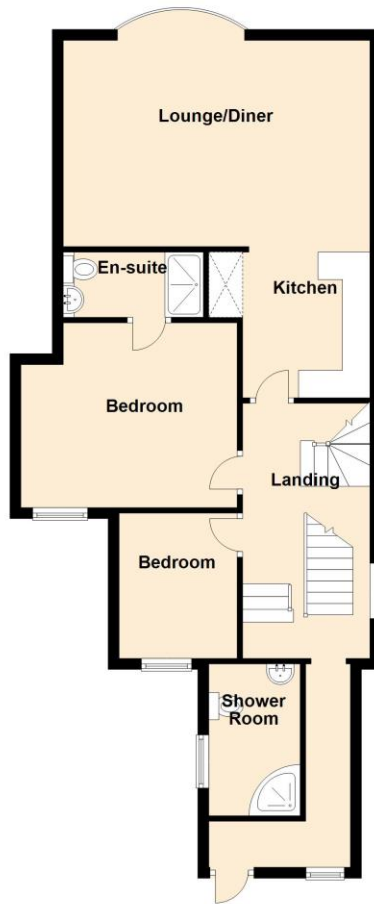


VIEW FROM THE PRINCIPAL BEDROOM WINDOW



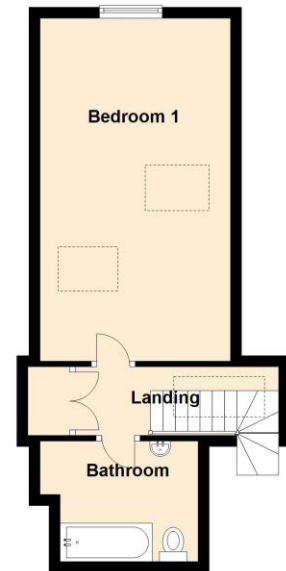
Second Floor

Approx. 72.2 sq. metres (776.9 sq. feet)



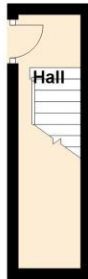
Third Floor

Approx. 33.9 sq. metres (364.9 sq. feet)



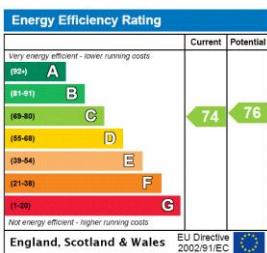
First Floor

Approx. 5.3 sq. metres (56.5 sq. feet)



Total area: approx. 111.3 sq. metres (1198.3 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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