



FLAVEL STREET, DARTMOUTH  
£649,500 LEASEHOLD

## A STUNNING TWO BEDROOMED TOWN CENTRE PENTHOUSE APARTMENT WITH UNDER COVER PARKING.

Dartmouth | 01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk) 3a Market Street, Dartmouth, TQ6 9QE

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**SUMMARY:** A stunning 'one off' two bedroom town centre penthouse apartment.

**DIRECTIONS:** From the office, turn left and then right into Union Street. Cross over Foss Street and into Flavel Street where the entrance to the property will be found on your left hand side.

**DESCRIPTION:** The Penthouse at De Courcey House is one of five apartments in the latest purpose built apartment development. Occupying a town centre location with all of Dartmouth's amenities within a short, level walk. With allocated under cover parking, unique design features and having been awarded 'Winner of Devon Building Control Best Development of Flats Gold Award 2020 and classed as Exceptional. Designed by BBH Architects, one of the South Hams leading architectural practices', this is perfect for a lock up and leave or full time home.

**THE ACCOMMODATION COMPRISES:** - Secure entry into communal entrance hall, rising two floors by stairs.

Accessing the penthouse by its main door on the second floor, private stairs rise one floor to the entrance landing with roof lantern.

**UTILITY AREA** - Sliding doors conceal a 'Vaillant' gas boiler, sink, under counter cupboard 'BOSCH' washing machine and tumble dryer.

**ENTRANCE HALL** - All rooms accessed from, with wall mounted video entrance intercom.

**KITCHEN / LIVING ROOM / DINING ROOM** Of breath-taking design with high vaulted ceiling and apex floor to ceiling triple pane bifold doors and Juliet balcony looking across Mayors Avenue Gardens and rural views beyond.

The kitchen includes integrated electric oven, hob, dishwasher, fridge and freezer by 'BOSCH' and a stylish 'Elica' wall mounted extractor. With clever storage solutions, LED under lit shelving and 'Corian' worktops, this is a very impressive place to cook and entertain.

With a generous seating area from which the view can be enjoyed and dining area, all in this open plan cathedral like room.

Additional eaves cupboard provides ample storage.

**PRINCIPAL BEDROOM** - With similar amazing views as the living area from the triple floor to ceiling bifold doors, vaulted ceilings and built in storage.

**EN SUITE SHOWER ROOM:** - Beautiful crafted contemporary room consisting 'Duravit' toilet with hidden cistern, matching sink with vanity storage and contactless illuminated mirror. An impressive double walk-in shower with mains water fed rainfall shower head, hand held shower and inset 'Hansgrohe' taps.

**BEDROOM TWO:** - A large westerly facing double bedroom with vaulted ceiling, built in storage and shelving. With impressive views across the town and countryside beyond.

**EN SUITE SHOWER ROOM:** - Matching specification to the one found in the principal bedroom

**SERVICES** - All mains services are connected.

**EPC:** B

**COUNCIL TAX BAND:** E

**POSTCODE:** TQ6 9NE

**LEASE:** - 999 YEARS,

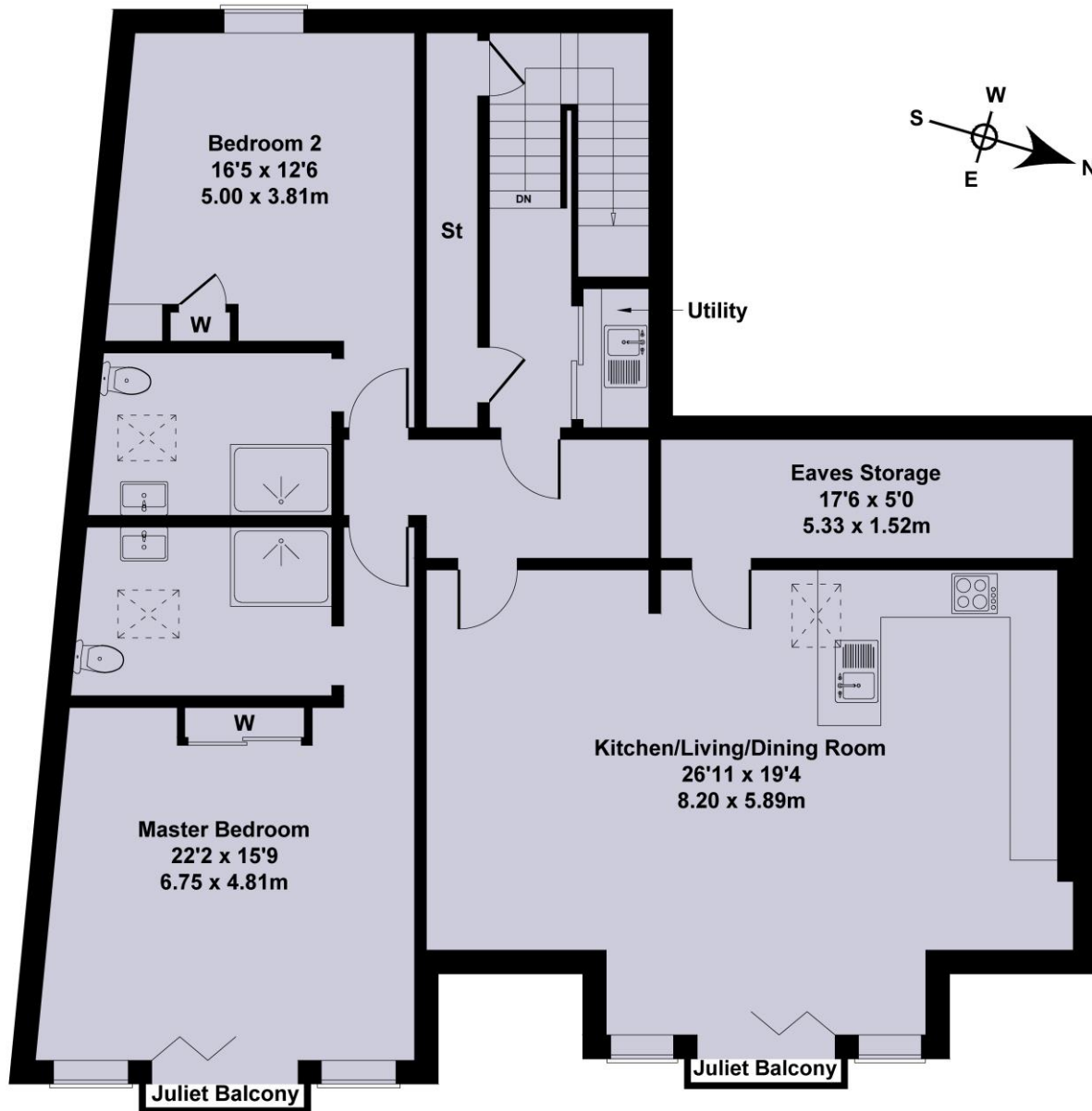
**SERVICE CHARGE:** £1,800 Per Annum to inc. a sinking fund.

**NO PETS.**



# Apt 5 De Courcey House

Approximate Gross Internal Area  
1270 sq ft - 118 sq m  
(Excluding Eaves Storage)



Not to Scale. Produced by The Plan Portal 2022  
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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.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A	86	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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