

MAIN FLAT KITCHEN/DINING ROOM/SITTING ROOM



CLARENCE STREET, DARTMOUTH
£450,000 LEASEHOLD PLUS HALF SHARE OF THE FREEHOLD

**A THREE DOUBLE BEDROOMED TWO STOREY
FLAT WITH SEPARATE STUDIO FLAT
UNDERNEATH.**

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk

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ACCOMMODATION: Large Lower Ground Floor Kitchen/Dining Room/Sitting Room With Access Onto The Terrace. Three Ground Floor Double Bedrooms And A Bathroom. Utility Room/Shower Room. Separate Studio Either Approached from Undercliff Or Via A Flight Of Steps From The Terrace Of The Main Property. Courtyard Garden.

DIRECTIONS: On foot from the office turn right into Market Street and right at the end. Proceed along Broadstone and continue into Clarence Street where the property will be found on the right hand side.

DESCRIPTION: A particularly spacious, attractive and versatile two storey property forming part of a building with a flat above. The property has seen much investment over recent years to include plumbing, wiring, boilers, underfloor heating etc. The spacious accommodation has three double bedrooms and there is a striking open plan kitchen/dining room/sitting room. The Studio has open plan living

room/kitchenette/bedroom with separate shower room. It also has an attractive walled courtyard garden. The main accommodation has French doors from the sitting room onto the terrace which has ample space for garden furniture. This property has been a successful holiday let but could also make an ideal home and income producing property if required. An early internal viewing is strongly recommended.

Dartmouth is an historic port with cottages stretching down to the water's edge. It is a world famous yachting centre with excellent facilities for the boating fraternity. It is considered to be one of the most beautiful estuary's in Europe and the town is now full of quality restaurants and bistros, tea rooms, boutiques etc. Dartmouth is also home to the Britannia Royal Naval College and there is a mainline railway station in Totnes. Exeter airport is within easy driving distance.

POSTCODE: TQ6 9NW

EPC RATING: E For both The Studio and Lower Flat.

The combined approx.. floor area is 103sqm/1108sqft

COUNCIL TAX BAND: Currently Business Rated

LEASE: 999 YEARS FROM JUNE 1987 Half Share of the Freehold.

Any structural repairs are divided 50/50. Considerable work has been carried out in the last few years with photographic evidence.

SERVICES: Electricity and Mains Water are connected.

Broadband Speed Main Flat 138Mbps upload speed Studio 68Mbps upload speed.

There are two parking spaces (if available) paid for in Mayors Avenue Car Park until June/July 2025.



Lower Flat 27 Clarence

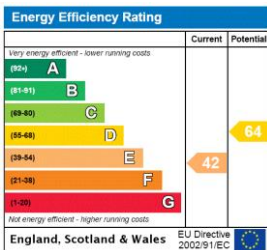


Not to Scale. Produced by The Plan Portal 2024
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

- Tenure:** Leasehold
- Term:** Expires -
- Service Charge:** £0 per annum
- Ground Rent:** £ 0 Annually (subject to increase)
- Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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