



Above Town, Devon, TQ6 9RQ

£525,000



Above Town, as the name implies, is quite high up in town. Which means that you get great views. From inside, from the balcony, from the terrace, are great views of the river with all its comings and goings. Inside will not disappoint either. Clean, fresh, modern where appropriate, traditional where it counts.

KEY FEATURES

- Sitting Room and Dining Room Combined
- Fitted Kitchen
- Master Bedroom with balcony
- 2nd Bedroom with En-suite
- Bathroom
- Store
- Terrace with river Views.



Dartmouth

01803 832288 | dartmouth@winkworth.co.uk

Winkworth

for every step...



One large reception room complemented by a well equipped modern kitchen. A master bedroom with views and a balcony. The really useful 2nd bedroom that fits a double and a single bed as well as boasting an en-suite. A terrace for the views at the front and a store for the clutter at the rear. And all that Dartmouth has to offer lies before you. Enjoy!

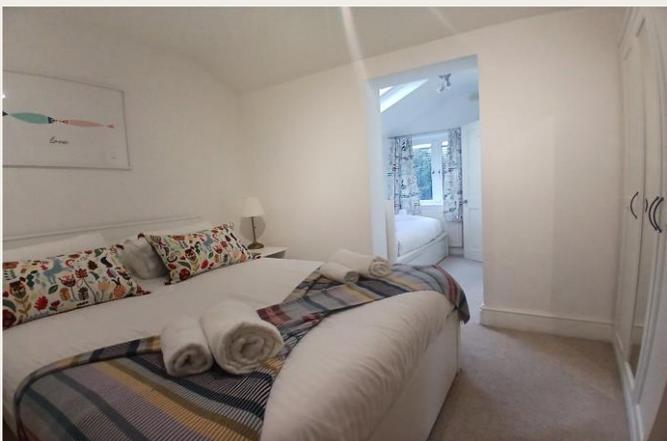
A Walk Around The House.

The house has been much improved over the years, offering open plan living and dining. You enter via a hallway with stairs up. The sitting and dining room is spacious, nearly 20' deep. You will no doubt be drawn to the bay window with its river views. Note too the flame effect gas fire, the engineered Oak flooring, generous dining space and the handy under stairs cupboard. The Kitchen has an extensive range of floor and wall mounted cupboards with granite effect work tops. Plenty to note here too: a 1 ½ bowl sink, inset electric hob with concealed filter extractor above, eye level double oven, integrated dishwasher and washing machine, glazed display cupboards and a dresser style unit at 1 end. And

a stable door to the rear.

Head upstairs to find the Bathroom at the rear. Its white suite consists of a WC, wash basin and a bath with a shower fitment and curved shower screen. The floor is tiled with matching ½ tiling on the walls. The Main bedroom is to the front with fine views out to sea from the bay window. A nice feature is the balcony accessed via a glazed doorway. Traditional double wardrobes occupy the alcoves. The second bedroom has been enlarged to the rear, so can now accommodate a double and a single bed (or could that be a home office area?). It also has an En-Suite. Here we have a white WC, wash basin and a wide shower cubicle. As with the bathroom the floor is tiled with matching part tiled walls. To the front of the house is the terrace. Sit here with the drink of your choice to take in those views. (There is a shared right of way across the terraces to the front of this row of homes.)

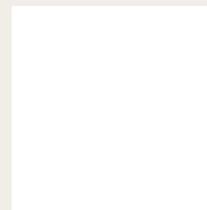
To the rear of the house is a separate store, block built. (Again there is share access at the rear.)





DIRECTIONS: If walking, the quickest way is to walk from the Boat Float down Fairfax Place. Turn right into Smith Street, bear left and uphill into Crowthers Hill. Bear left again into Above Town. The property is on your right elevated above the road.

For more information, scan the QR code or visit the link below



MATERIAL INFO

HEATING The house has gas fired central heating with radiators in all the major rooms other than the bath and shower rooms which have chromed heated towel rails.

The wall mounted boiler is located
The airing Cupboard is home to the hot water cylinder with immersion heater.

GLAZING All the windows and doors are uPVC double glazed including the Veluxes except where stated otherwise.

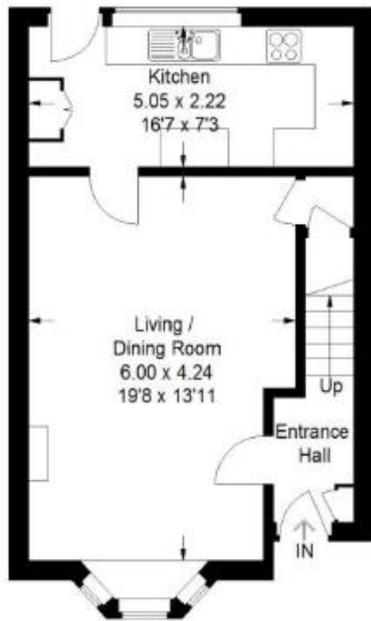
GAS PROVIDER Eon
ELECTRICITY PROVIDER Eon
WATER AND SEWERAGE PROVIDER WEST WATER. **SOUTH**

Tenure: Freehold
Council Tax Band: Commercially rated at present.
EPC rating: D
Construction: Understood to be standard construction.

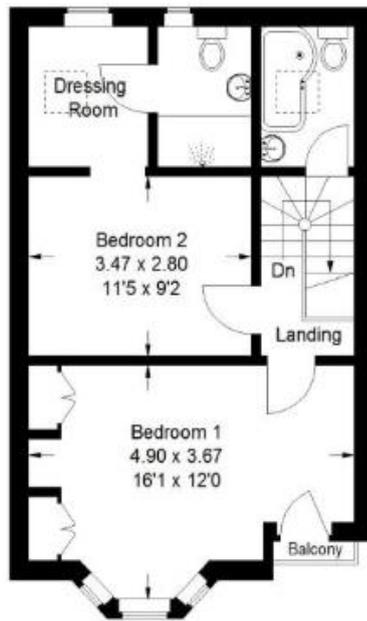
<https://www.winkworth.co.uk/sale/property/DRT260002>

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.

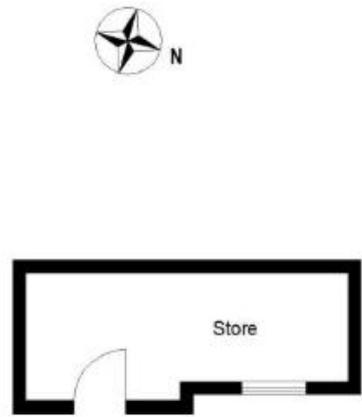
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Dartmouth

01803 832288 | dartmouth@winkworth.co.uk



for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.