



MARKET SQUARE, DARTMOUTH
£399,000 LEASEHOLD

A WELL PRESENTED TWO BEDROOMED APARTMENT WITH PARKING.

SUMMARY:

WONDERFUL CENTRAL DARTMOUTH LOCATION. GROUND FLOOR,
OWN FRONT DOOR, SOUTH FACING AND GARAGE

AT A GLANCE

- Own Private Entrance. Entrance Hall.
- Two Bedrooms. Family Bathroom.
- Open Plan Kitchen/Dining/Sitting Room.
- Garage Parking.

Dartmouth | 01803 832288
3a Market Street, Dartmouth, TQ6 9QE

Winkworth

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DIRECTIONS: 3 Wesley Court is 30 seconds walk from the Winkworth Office. Proceed on foot to the car park adjacent to The Market Square. Face North and this lovely apartment will be in front of you.

DESCRIPTION: A charming two-bedroom apartment. On the level, with garage parking, own front door. 30 seconds from our Dartmouth market.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL - Stairs rise from the outside to your own front door. Spacious entrance hall with plenty of room to meet and greet. Boiler cupboard is the space for brooms and cleaning utensils.

KITCHEN - Open plan to the dining, (the cook is not going to miss out on the social interaction here), there are plenty of eye level cupboards and under bench cupboards. Included are an integral upright fridge/freezer, electric oven and hob, integrated Miele dishwasher and a John Lewis washing machine.

DINING: SITTING ROOM - This is open plan and basically a blank canvas for any purchaser to create their own living style. South facing views towards the Market Square, and when the sun is out, bathed in sunshine.

BEDROOM 1 - A generous sized double with a window to the rear.

BEDROOM 2 - This is another generous sized bedroom, which has been used as a home office in the past.

FAMILY BATHROOM - Fully tiled to keep maintenance to a

minimum. There is a full-sized bath with shower attachments, a shower, W.C, wash hand basin/vanity and an extractor fan.

GARAGE - The garage is below Wesley Court and there is an allocated parking space for Apartment 3.

OUTSIDE - The apartment has no outside space, but all the gardens and riverside attraction of Dartmouth are only minutes' walk away.

POSTCODE: TQ6 9QD

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES - Water and electricity.

LEASE: Remainder of an 999 year lease from 1994.

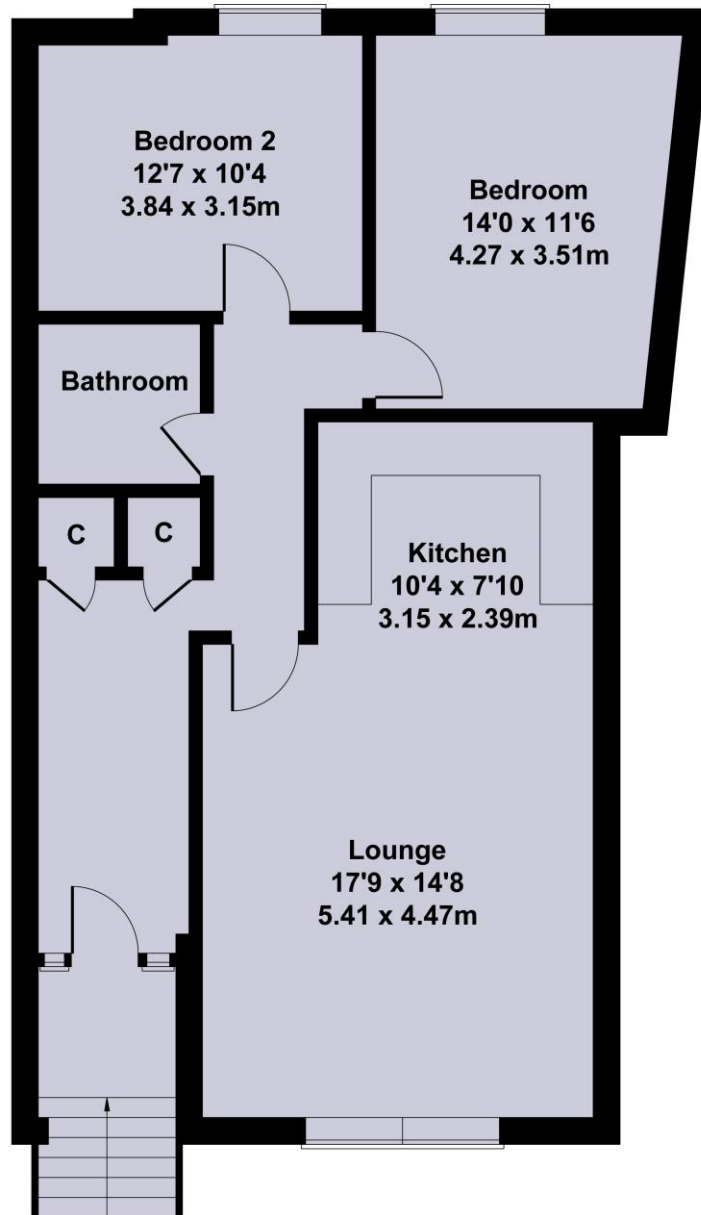
N.B. NO HOLIDAY LETS PERMITTED.

MAINTENANCE AND SERVICE CHARGE: £2225.62 per annum paid in 6 monthly instalments

OWNERS COMMENTS - We have just loved our bolt hole in Dartmouth. Last minute decisions to have a weekend away and jump in the car have been marvellous. Knowing we have the parking in the garage under the apartments, has been the real gem for us here, when others have to drive around seeking that elusive car parking space. Once settled in, which takes all of 5 minutes, it is great to be in walking distance of all the pubs, restaurants and bars or just walk along the embankment. Our lives have taken us in another direction so it is now someone else's turn to enjoy this wonderful town.

3 Wesley Court

Approximate Gross Internal Area
842 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Remainder of a 999 year lease.

Service Charge: £225.62 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

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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