



The Level, Dartmouth, Devon, TQ6

£225,000 *Leasehold*



Dittisham is a beautiful and very sought after River Dart side village with two great pubs, one of which is on the river. There is also a riverside restaurant and a passenger ferry over to Greenway with access to Agatha Christies former property and gardens (National Trust). There is also a ferry service providing access to Dartmouth. A car park near to the property has residents parking permits available although the property does have a private parking space.

KEY FEATURES

- Entrance Hall. Shower Room.
- Quality Fitted Kitchen/Breakfast Room.
- Spacious Lounge/Conservatory.
- Two Bedrooms, One Of Which Is A Particularly Good Size. Wonderful Lawned Rear Garden. All Enjoying Superb Views To The River Dart.



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The accommodation is very spacious and versatile and the real features are the garden and views.

THE ACCOMMODATION COMPRISES:

Entrance door to:

ENTRANCE HALL: - With door to:

FAMILY SHOWER ROOM: - With window to front.

From the hall is a door to the:

SECOND BEDROOM: - With window to rear.

SUPER KITCHEN/DINING ROOM: - Over 20 feet long and has some quality fitted kitchen units.

Access through to:

LOUNGE/CONSERVATORY - Which again is over 19 feet long and has a door onto the gardens. From this room there is access to:

MAIN BEDROOM: - We understand that the property was built in the 1950's and split into two flats in approximately 2006.

OUTSIDE - Of particular note is the delightful and large garden and the parking space.

POSTCODE: TQ6 0EU.

EPC RATING: D

COUNCIL TAX BAND: B

LEASE - The remainder of a 999 year lease.

All charges are split 50/50.

SERVICES - Mains water, drainage and electricity are connected. Oil Fired Central Heating. There is no gas in the village.

N.B - Restrictions - It must be brought to all Purchasers attention that the following restrictions apply to this property: "Not to use the property for any purpose other than as a main residence and in particular not to use the property as a second home nor to use the property as a holiday home". "Any Purchaser must have lived or worked in Devon for the last 3 years.



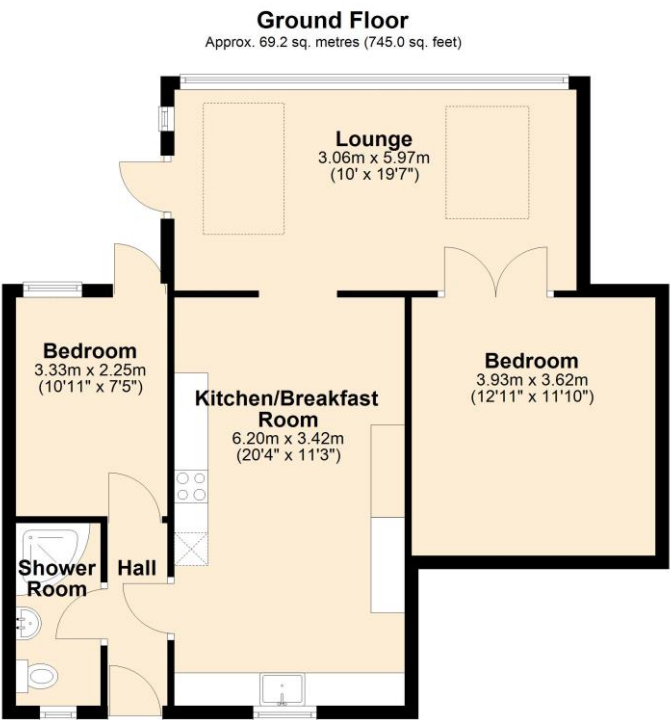
A word from our owners

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We have had our wonderful flat for about 6 years. We absolutely love it! Great as it has been for us, with an increasing family, we are quickly outgrowing it. Otherwise we would not be looking to move. We’ve installed a great quality kitchen which has greatly helped the flow and the use of the kitchen space. We’ve had the whole of the outside painted at the beginning of the year, the roof has also been cleaned and coated in a moss resistant finish. We have done substantial works to the garden which whilst a great size is relatively low maintenance. The conservatory is our living room, dining room and play place for our 2 young children with great views of the river Dart.

We love how quiet and peaceful the flat is. The garden gives us space and a great view of the river. The parking space is a great plus side especially in the village of Dittisham. There are 2 great pubs, a village shop and a seasonal cafe all within walking distance as well as various ferry services to Dartmouth so you don’t have to worry about moving your car

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Total area: approx. 69.2 sq. metres (745.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/DRT250062>

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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