



MOUNT BOONE, DARTMOUTH
£295,000 FREEHOLD

A WELL PRESENTED APARTMENT WITH VIEWS OVER THE BRITANNIA ROYAL NAVAL COLLEGE

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE



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SUMMARY: A REFURBISHED FREEHOLD PROPERTY IN ONE OF DARTMOUTH'S BEST LOCATIONS.

DIRECTIONS: From Dartmouth Town, proceed up Ridge Hill, continue into Mount Boone, Number 8 Mount Boone is on the lefthand side and Number 4 is the first property on your left.

DESCRIPTION: A particularly attractive and versatile property, forming part of a large house in one of Dartmouth's best addresses. The property has been refurbished to a high standard and insulated and has the benefit of gas fired central heating. The windows are double glazed and the property enjoys stunning views of the Britannia Royal Naval College and its grounds. Of further note is the right to park on a good-sized private parking space directly outside the property. An early viewing is strongly recommended by the agents.

THE ACCOMMODATION COMPRISES: - (All Measurements Approx.)
uPVC double glazed entrance door to:

KITCHEN/BREAKFAST ROOM: - 10'7" x 9'3" (3.23m x 2.82m) Excellent range of recently installed matching wall and base cupboards with sink and period style mixer tap. 'Neff' four burner gas hob with 'Hotpoint' electric oven under, filter and light. Work surface areas with upstand and two picture windows to the rear with views to the Naval College and its grounds. Period style radiator. Useful built-in cupboard presently housing the microwave and fridge/freezer. Door provides access to:

MODERN WET ROOM - With pedestal wash hand basin, shower with rainhead and hand shower unit. Tiled walls and floor, obscured window to front, extractor, recessed ceiling lights and heated towel rail.

GROUND FLOOR DOUBLE BEDROOM: - 13' x 13'1" (3.96m x 4m) max This room has plenty of character with exposed floorboards, high ceilings, fireplace recess with cupboards to side. Large window to side aspect, ceiling light point, period style radiator.
From the kitchen stairs rise and turn to a:

HALF LANDING: - With access to the:

MODERN CLOAKROOM - Quality two piece suite comprising low dual flush W.C., wash basin set into vanity unit, recessed ceiling light, radiator and window to front overlooking the Britannia Royal Naval College.

LIVING ROOM: - 19'5" x 13'1" (5.92m x 4m) Another lovely room with plenty of light and dual aspect with window to side and rear, French doors opening onto a Juliet Balcony and enjoying spectacular views of the Britannia Royal Naval College and its grounds. Picture rail, recessed ceiling lights, two period style radiators.
A spiral staircase leads to a:

MEZZANINE LEVEL: - 24'11" x 7'11" (7.6m x 2.41m) overall measurements (some restricted head height). Two large roof lights with views to the Naval College grounds and beyond. Window to rear with views to the Britannia Royal Naval College. Exposed brick wall, eaves storage cupboards, period style radiator. Cupboard housing the combination gas fired boiler providing domestic hot water and central heating.

OUTSIDE - The property has access over the brick paved driveway to Number 8 Mount Boone and Number 4 has a right to park in a parking space on the forecourt.

POSTCODE: TQ6 9PB

EPC RATING: C

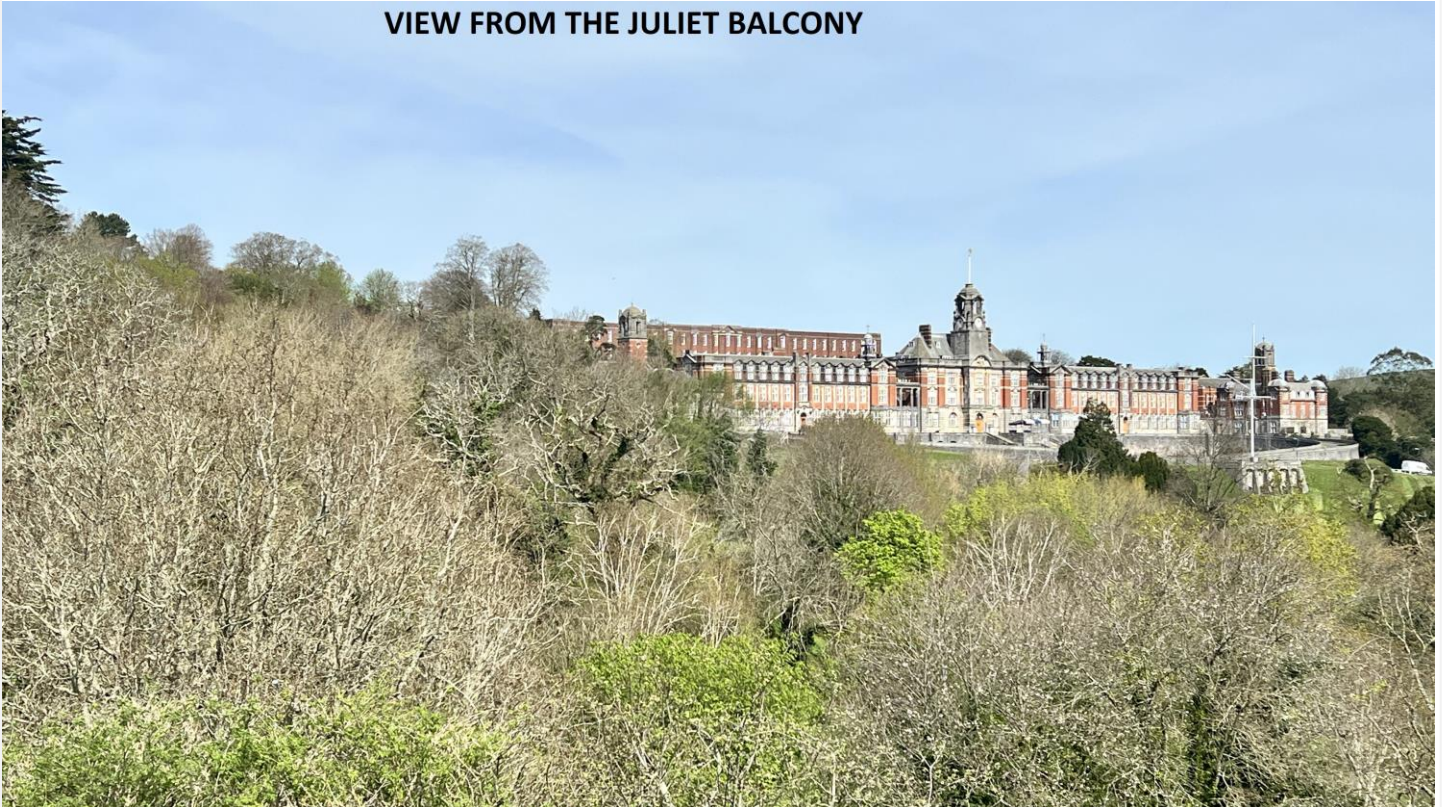
COUNCIL TAX BAND: C

SERVICES - All mains services are connected

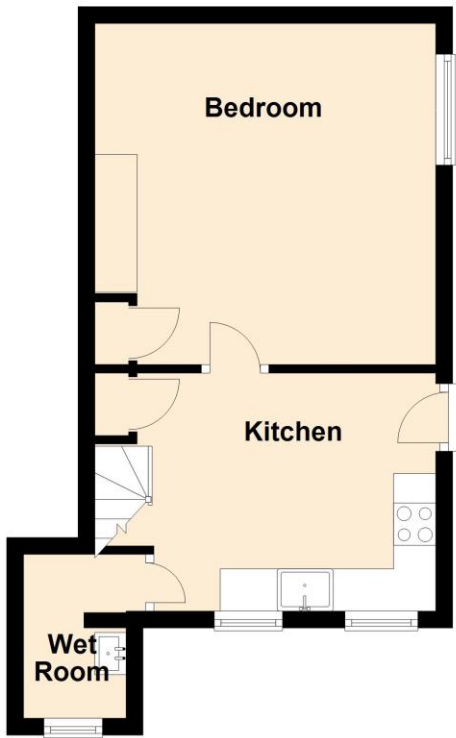
N.B - No Holiday Lets



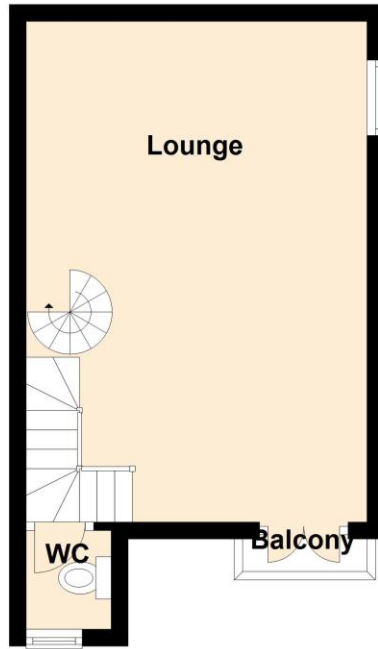
VIEW FROM THE JULIET BALCONY



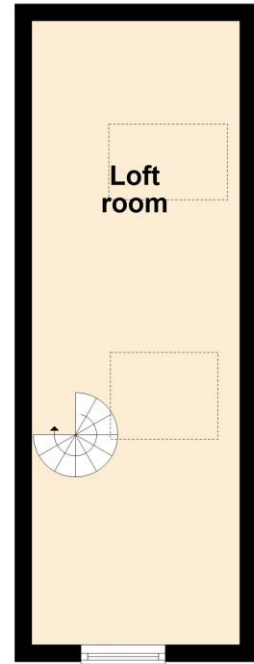
Ground Floor



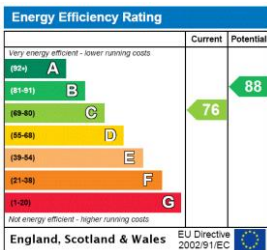
First Floor



Second Floor



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: Freehold

Council Tax Band: C

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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