



NEWCOMEN ROAD, DARTMOUTH
£399,950 FREEHOLD

DARTMOUTH DEVELOPMENT OPPORTUNITY

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

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DIRECTIONS: From Lower Street turn left on to Newcomen Road as if you were heading towards Dartmouth Castle. Approximately 200 meters along you will find 15 Newcomen Road on your right.

DESCRIPTION - This property offers so many options for the future. The ground floor has previously been a successful bistro and an art gallery with an office, storage and W.C.. This retail space could well be an opportunity for the future. In the past with the business being run downstairs, the 1st and 2nd floors have offered excellent, "above the shop", accommodation. The first floor has a spacious sitting room, dining room and kitchen. The second floor has a spacious master bedroom to the front of the property, a family bathroom and a double bedroom with views to the rear garden which has views of the river. From the dining room a hallway, with access to a deck, leads to a huge room with mezzanine floor. This area could possibly be self-contained, independent living accommodation in the long-term plan.

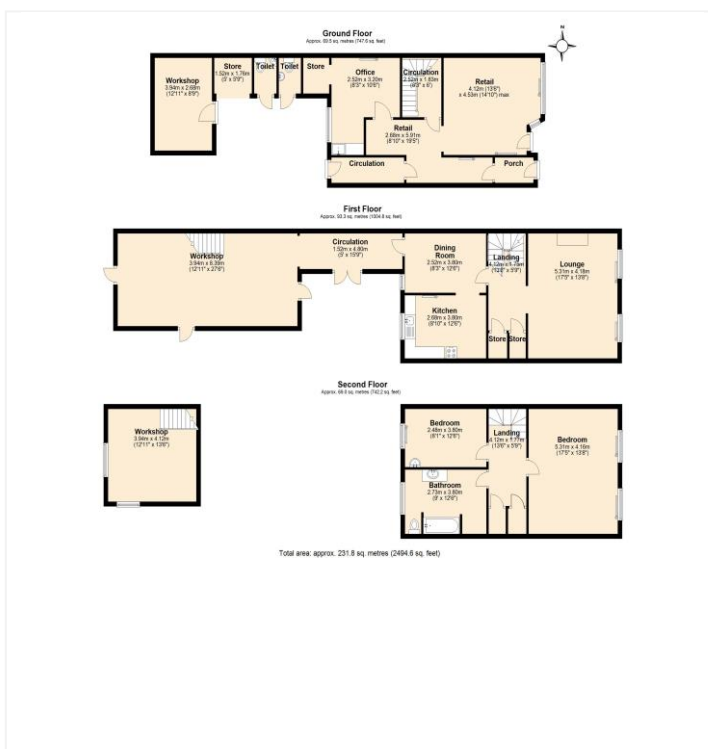
This part of Dartmouth is an area "on the up". There are many quality residences in the vicinity and the upmarket retail outlets are proving to be a positive draw. As a development opportunity we recommend early viewing. The footfall and cars heading to Dartmouth Castle from the town go past your front door!

POSTCODE: TQ6 9BN

EPC RATING: D

COUNCIL TAX BAND: D

SERVICES: - All mains services are connected



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: 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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