



NEWPORT STREET, DARTMOUTH
£265,000 LEASEHOLD

A LOVELY TWO BEDROOMED APARTMENT CLOSE TO THE TOWN CENTRE

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

Winkworth

for every step...

winkworth.co.uk



SUMMARY: A characterful two bedroom apartment with private roof terrace and southerly views, situated within easy walking distance to the town amenities and waterfront.

DIRECTIONS: From the Winkworth Dartmouth office turn right into Market Street passing the Dolphin Public House on your right and continue to the end of the road. Turn right into Broadstone and the property will be found a short distance on your left, adjacent to the Bespoke Coffee House.

DESCRIPTION: Flat 3, 1 Newport Street is a superb two bedroom apartment occupying the top two floors of the building. Having been refurbished in recent years and presented in excellent decorative order, the apartment comprises open plan lounge, kitchen / dining room, modern shower room, two bedrooms and private roof terrace. This property will appeal to those looking for a fulltime residence or lock up and leave holiday home, offering a superb opportunity to any buyer looking for a turnkey property.

THE ACCOMMODATION COMPRISES: - The front door opens into a communal hallway with stairs rising one flight to the apartment door. Once through the door, stairs rise again to the main landing.

KITCHEN/LOUNGE/DINER - The kitchen is fitted with a range of shaker style floor and wall units finished in a light sage green with contrasting work tops. Integrated kitchen appliances include an electric oven, hob with extractor hood and slimline dishwasher. A large sash window in the lounge provides lots of natural light and offers views across the town and on towards Jawbones Hill. A feature fireplace and engineered oak flooring add to the character of this room.

SHOWER ROOM - Fitted with a modern white matching suite comprising toilet, hand basin and double walk in shower cubicle fitted with mains water fed shower.

SECOND BEDROOM - With a sash window overlooking the rear of the property and onto Brown's steps, there is a large cupboard / wardrobe which also houses the Worcester gas boiler which produces hot water for the central heating and domestic hot water
Stairs rise to FIRST FLOOR LANDING

PRINCIPAL BEDROOM: - A charming bedroom with exposed beams and vaulted ceilings with eaves storage. A dormer window overlooks the front of the property and across the town.

ROOF TERRACE: - Lovely roof terrace directly above the apartment makes for a sunny outdoor space to entertain and relax.

LEASE: - 999 YEARS FROM 2011. THE COSTS ARE SHARED AND FLAT 3 PAYS 40% OF THE COSTS ON AN AS AND WHEN BASIS.

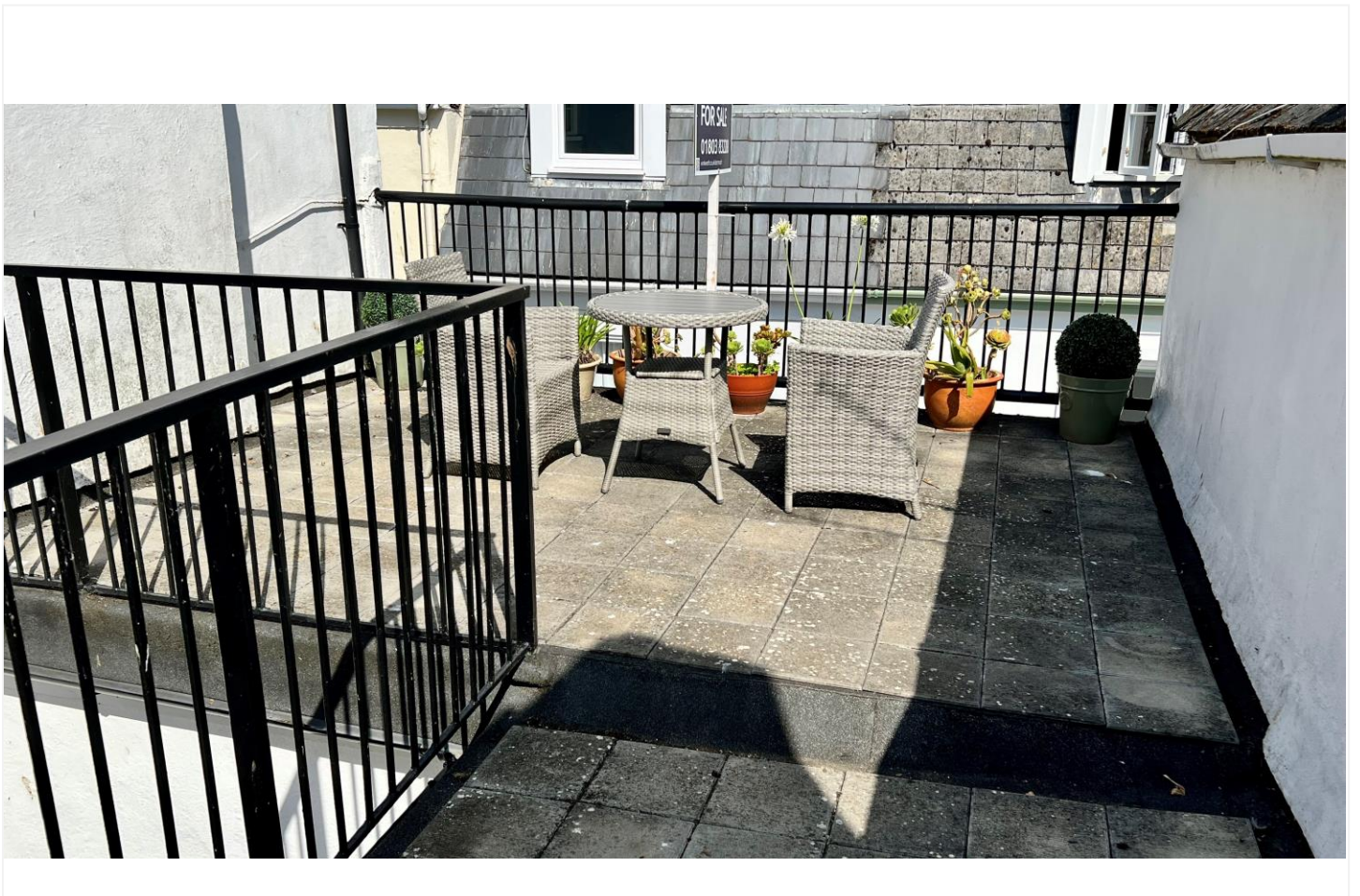
N.B. NO HOLIDAY LETS ARE PERMITTED.

COUNCIL TAX BAND: A

EPC: D

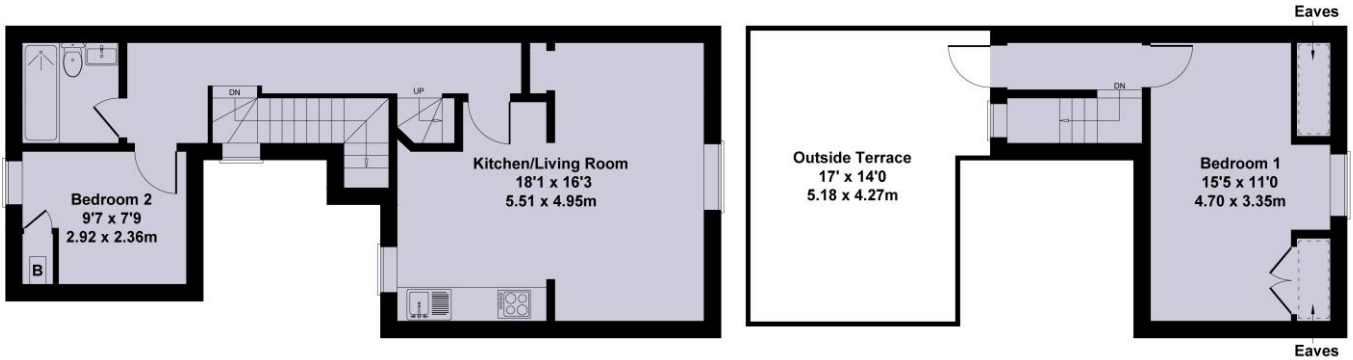
POSTCODE: TQ6 9QJ

SERVICES - All mains services are connected.



Flat 1 Newport St

Approximate Gross Internal Area
700 sq ft - 65 sq m

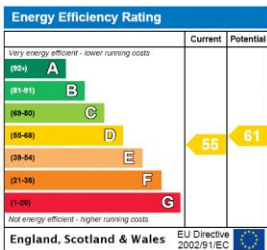


SECOND FLOOR

THIRD FLOOR

Not to Scale. Produced by The Plan Portal 2022
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.



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



for every step...

winkworth.co.uk

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.