



Church Close, Devon, TQ6

£375,000



A beautifully appointed two-bedroom apartment in one of Dartmouth's most coveted positions, showcasing iconic views across the Boat Float, waterfront and River Dart to Kingswear.

Flooded with natural light, the spacious living area has a striking picture window framing the ever-changing river scene, with a modern kitchen set just off the lounge. Two comfortable bedrooms sit alongside a bathroom and separate WC, while the master enjoys an additional study/dressing room.

KEY FEATURES

- Sitting room
- Kitchen
- 2 Bedrooms
- Bathroom



Dartmouth

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A truly exceptional two-bedroom apartment perfectly positioned in the very heart of Dartmouth, offering iconic, uninterrupted views across the Boat Float, the waterfront, the River Dart, and Kingswear.

Situated on the second floor, this light, airy and beautifully appointed home combines the energy of riverside life with the rare advantage of a quiet, secure retreat.

The spacious living room is framed by a large picture window, capturing the ever-changing river scene: morning light on the water, the bustle of the harbour, and the charm of Kingswear beyond. A modern fitted kitchen opens off the living space, creating a relaxed and sociable layout.

Both bedrooms are doubles, with a bathroom and separate WC conveniently positioned between them. The master bedroom further is enhanced by a versatile study/dressing room providing an ideal workspace or private dressing area. Both rooms overlook historic St Saviour's Church and the town beyond.

Perfectly placed in the heart of Dartmouth with shops, cafés, galleries, restaurants, and all river-based activities literally on your doorstep, this is the perfect home for those wanting to enjoy the very best of the town while still being able to retreat to peace, comfort and spectacular views.

Directions: On reaching the Boat Float/Quay in the centre of Dartmouth you will see the Royal Castle Hotel and a few properties to the left is Taylor's Restaurant. 2a Church Close is directly above but accessed from Church Close to the rear.



MATERIAL INFORMATION

Tenure: Leasehold.
Term: 992 years
Service Charge: TBC
Ground Rent: £ 150 Annually (subject to increase)
Council Tax Band: B
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: British Gas
Gas supply: British Gas

Sewerage supply: SW Water
Water supply: SW Water
Broadband supply currently: Sky

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

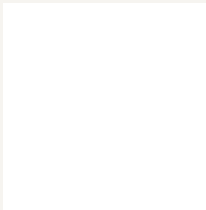
Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years

Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	72 C
39-54	E		
21-38	F		
1-20	G		

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



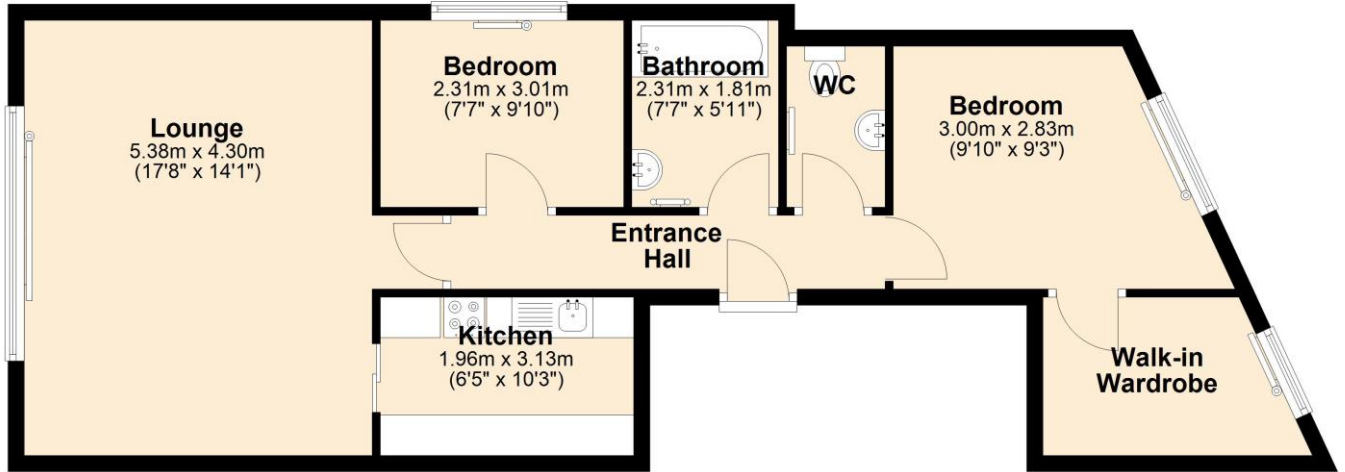
<https://www.winkworth.co.uk/sale/property/DRT250123>

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.



First Floor

Approx. 67.1 sq. metres (722.1 sq. feet)



Total area: approx. 67.1 sq. metres (722.1 sq. feet)

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