



CLARENCE STREET, DARTMOUTH
£169,000 LEASEHOLD

**WASH THE DISHES FROM ONE OF THE BEST
 VIEWS IN DARTMOUTH?**

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

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DIRECTIONS: From the office, turn left at the end of Market Street into Broadstone. Continue into Clarence Street where the property will be found a short distance on the right.

DESCRIPTION:

This delightful Grade II listed apartment offers a rare opportunity to secure a character-filled home in the heart of historic Dartmouth. Perfectly positioned just minutes from the bustling town centre and scenic waterfront, this property combines period charm with contemporary living.

Set within a well-maintained building, the apartment features two good-sized bedrooms, an inviting open-plan living space and a compact kitchen — ideal for modern living or as a lock-up-and-leave pied-à-terre. The generous windows and elevated position flood the home with natural light and offer beautiful views over Dartmouth and the River Dart, creating a tranquil backdrop for everyday life.

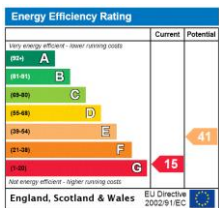
Inside, you'll find a flexible layout with stylish touches throughout, complemented by the warmth and character only a listed home can offer. Electric heating provides year-round comfort and the thoughtful design ensures each room flows logically and efficiently.

Stroll out to explore Dartmouth's vibrant mix of independent shops, cafés and riverside restaurants, or take a scenic walk along the estuary — all just moments from your front door.

Whether you're seeking your first home, a romantic getaway base, or a picturesque second home, this apartment presents exceptional value and a lifestyle that's hard to beat.

Owners Comments

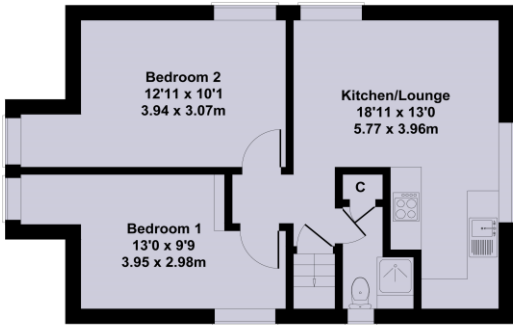
Tucked away at the top of the building, this recently renovated two-bedroom flat offers a warm and peaceful retreat in the heart of Dartmouth. Lovingly updated and cared for, it has been a cherished home for the couple who began their life together here, and that sense of warmth and comfort is felt throughout. Perfect for solo living or a couple, the top-floor position creates a wonderful feeling of privacy — a quiet sanctuary where you can truly unwind, undisturbed by the rest of the building. With beautiful views across Dartmouth and the estuary town, even everyday moments feel special, from slow morning coffees to washing the dishes while enjoying the views.



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Approximate Gross Internal Area
549 sq ft - 51 sq m



Not to Scale. Produced by The Plan Portal 2023
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COUNCIL TAX BAND: B

EPC RATING: G

POSTCODE: TQ6 9NW

SERVICES: All mains services are connected except gas.

LEASE: 999 years from 13th May 1980

Own a share of the Freehold

SERVICE CHARGE: £1500 per annum.

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.

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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