



**1 Mount Galpine, Clarence Hill, Dartmouth,
TQ6 9NX**

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





1 Mount Galpine is a stunning recently refurbished two bedroom apartment **and a separate one bedroom annex apartment**, with a private parking space, situated over two floors in this elegant Grade II Listed building.

The current owners have undertaken a comprehensive programme of renovation works, and the property is now presented beautifully throughout.

Situated on the popular residential area of Clarence Hill, the property enjoys beautiful views across the town to the River Dart and both the main apartment and annex apartment are now successful holiday lets.

The rooms are light and spacious and the accommodation comprises of a lovely welcoming entrance hall, a study / occasional bedroom, a shower room, a guest bedroom and the main en suite bedroom. The sitting room is a most elegant imposing room with a wonderful feature fireplace with surround. The newly fitted stylish kitchen has plenty of wall and base units with silestone worktops and built in appliances. The one bedroom annex apartment is located on the ground floor and has its own access, with an open plan living room/kitchen/dining room, a double bedroom and shower room. Opposite the property is a private designated parking space.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

KEY FEATURES

- Spacious Elegant Apartment In A Grade II Listed Building
- Extensively Refurbished
- Beautifully Presented Throughout
- 3 Bedrooms, 3 Bathrooms
- ***Separate One Bedroom Annex Apartment***
- Southerly Views Across The Town & River Dart
- Private Off Road Parking
- Leasehold 999 years from 1970. Share of freehold
- Mains Gas, Electricity, Water And Drainage. Wi-Fi
- Remotely Controlled Gas Fired Central Heating

BEDS 3 | BATHS 3 | RECEPTS 2 | EPC D | COUNCIL TAX N/A | TENURE Leasehold/Share of Freehold

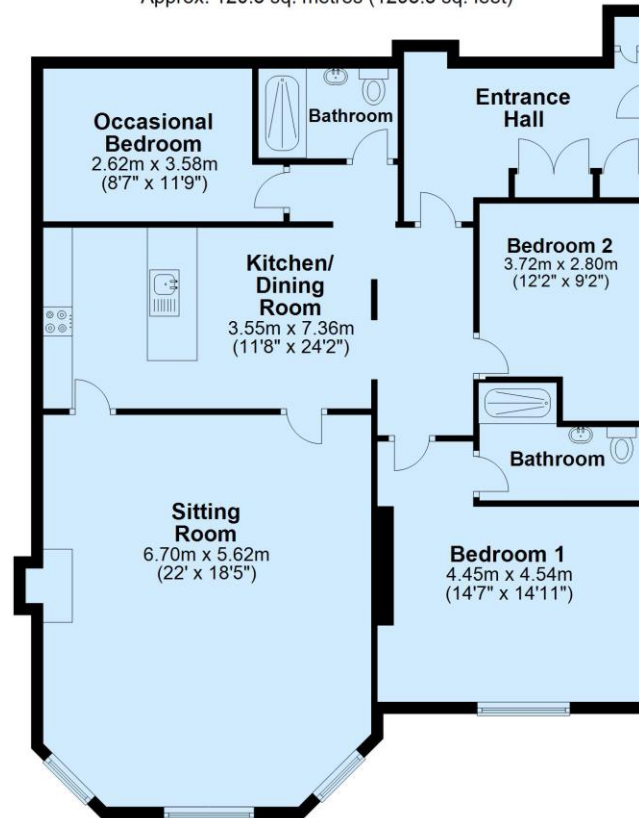
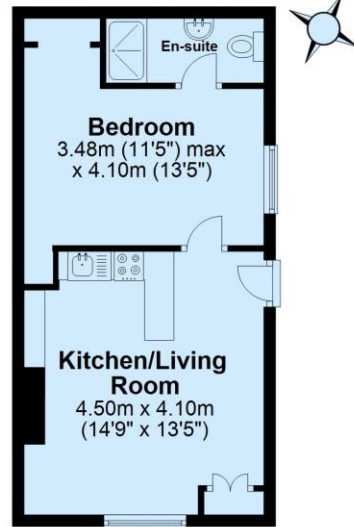
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1 Mount Galpine, Dartmouth

Approx. 120.3 sq. metres (1295.3 sq. feet)

Ground Floor Apartment

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 155.1 sq. metres (1669.6 sq. feet)



DIRECTIONS

On foot from The Quay turn left on to Duke Street and take the first right on to Foss Street. At the end of the street, turn right on to Broadstone and first left up Clarence Hill. The property will be found after a short distance on the right and the parking is opposite the property.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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