



CLARENCE STREET, DEVON, TQ6  
£190,000 LEASEHOLD

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

Dartmouth | 01803 832288 | [dartmouth@winkworth.co.uk](mailto: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 hand side.

**DESCRIPTION:** Carpe Diam. What can you get in the town centre for this money?? First homes or, bolt holes don't come much better than this? Quirky and lots of character. This Grade II Listed loft hideaway would be ideal for that romantic getaway. 5 minutes' walk from the river and the centre of Dartmouth, sunny and cheerful. Once you have arrived you can kick off those townie shoes and relax. You are so handy to Dartmouth and all the attractions the town offers.

**COUNCIL TAX BAND: B**

**EPC RATING: G**

**POSTCODE: TQ6 9NW**

**SERVICES:** All mains services are connected except gas.

**N.B.** This property can only be used for personal use or as a second home, it cannot be a holiday let.

**LEASE:** 999 years from 13<sup>th</sup> May 1980  
Own a share of the Freehold

**SERVICE CHARGE:** £1500 per annum.

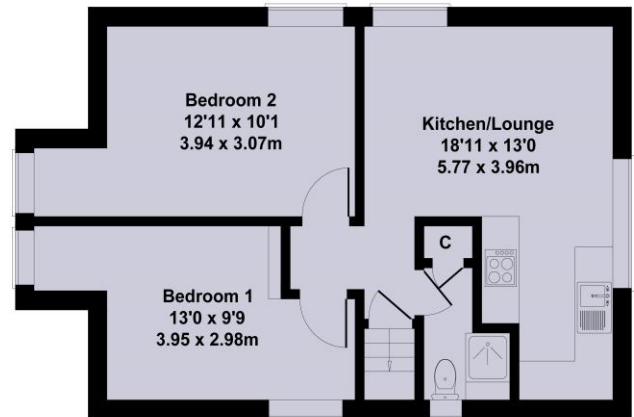
**OWNERS COMMENTS:** I have loved our time in our loft apartment. It really was a great opportunity for me to get on to the property ladder.

The view from the kitchen window even got me to wash the dishes! Bright and sunny in the summer and cosy in the winter, some aspects I will miss. The other residents have all been lovely and the stairs have kept me fit, even managed to ditch my Gym membership! I am sure the next owner will love it as much as I have.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lowest running costs			
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	15	41
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 41-43 Clarence Street

Approximate Gross Internal Area  
549 sq ft - 51 sq m



Not to Scale. Produced by The Plan Portal 2023  
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.

**Tenure:** Leasehold  
**Term:** 999 Years from 13<sup>th</sup> May 1980  
**Service Charge:** £1500 per annum  
**Council Tax Band:** B

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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