



FOSS STREET, DARTMOUTH  
£279,950 LEASEHOLD

## A SPACIOUS TOWN CENTRE MAISONETTE ON BEAUTIFUL FOSS STREET.

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**SUMMARY:** A SPACIOUS, BEAUTIFULLY MODERNISED TOWN CENTRE MAISONETTE WITH ALL THE TOWN AND RIVER FACILITIES AT HAND.

**DIRECTIONS:** From the office turn left and proceed along Market Street into Victoria Road, turning first left into Foss Street. The property will be found a short distance on the right hand side.

**DESCRIPTION:** A superbly situated and well modernised first and second floor apartment in one of Dartmouth's most attractive pedestrianised streets. All the town centre facilities are at hand, including the River Dart with famous yachting facilities. The property has been upgraded and modernised and really must be viewed internally to fully appreciate the standard and size of the accommodation for sale.

**THE ACCOMMODATION COMPRISES:** - Entrance door to **ENTRANCE HALL** with stairs to the:

### FIRST FLOOR

**HALLWAY** - With bay window and deep sill and coloured glass. Ceiling light points, modern wall mounted up-lights, radiator, useful cloaks cupboards. Meter cupboard.

**STORAGE CUPBOARD:** - (Formerly a doakroom)

### OPEN PLAN LOUNGE/DINING ROOM/KITCHEN:

**LOUNGE AREA:** - With large sash windows to front aspect overlooking Foss Street. Feature electric coal effect fire, recessed ceiling lights, TV aerial point. Telephone point, tow wall mounted upright radiators, feature curved wall.

**KITCHEN/DINING ROOM** - Excellent range of modern white gloss wall and base cupboards with 1 ½ sink, drainer and mixer tap, integrated fridge and freezer. Stainless steel electric oven, fitted induction hob with stainless steel hood over. Excellent range of soft close drawer units, integrated dishwasher, underwall unit lighting, work surface areas with

splashback tiling. Extractor, obscured uPVC double glazed window to rear, vinyl floor, modern wall mounted upright radiator, recessed ceiling lights. Stairs rise from the first floor hallway to:

**SECOND FLOOR LANDING:** - With access to roof space, radiator.

**PRINCIPAL BEDROOM:** - Excellent range of bedroom furniture with cupboards and wardrobes, drawer units, matching bed. Period bedroom fireplace with cast insert and wooden surround. Sash window overlooking Foss Street. Ceiling light point, radiator.

**BEDROOM 2** - Built-in cupboard, window to side, ceiling light point, panel heater.

**SHOWER ROOM** - Shower cubicle with recently installed high end 'Mira' shower. Low flush W.C., pedestal wash hand basin, boiler cupboard housing modern combination boiler providing domestic hot water and central heating. Plumbing and space for an automatic washing machine, dressing table, window to rear, period fireplace with cast insert and wooden surround. Ceiling light point and heated towel rail.

A door to from the second floor landing provides access to the **STORE ROOM** and a door to **OUTSIDE BALCONY/TERRACE**.

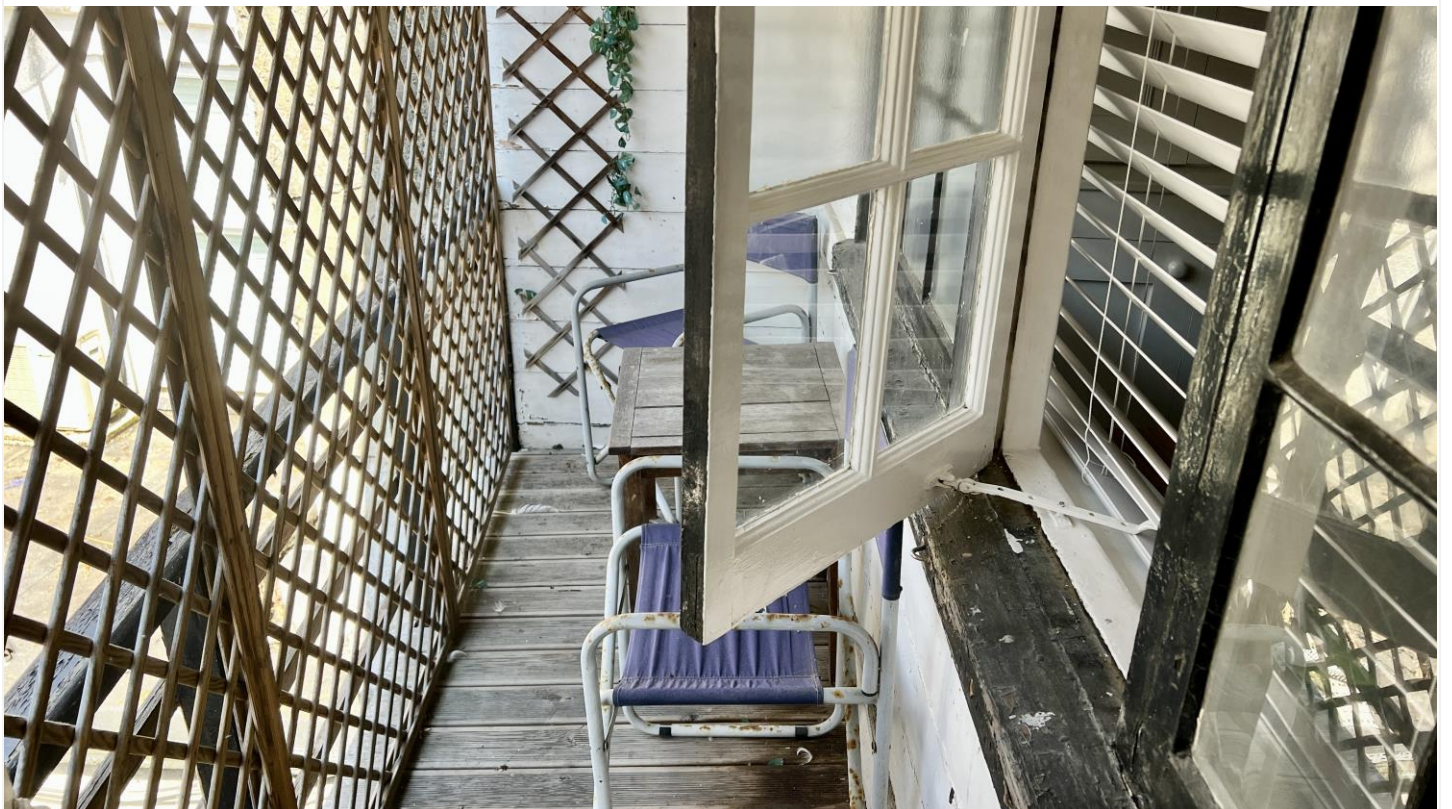
**LEASE** - Remainder of a 999 year lease.

**SERVICE CHARGE** - There is no service charge all costs are split with 1A paying 2/3 of the cost as and when. The insurance up to June 2024 is £905.12.

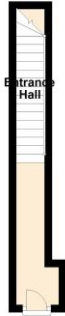
**POSTCODE:** TQ6 9DW

**COUNCIL TAX BAND:** B

**SERVICES** - All mains services are connected.

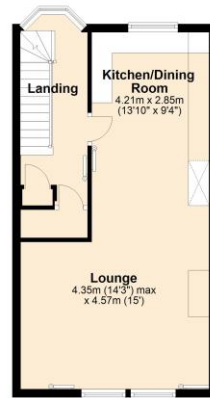


**Ground Floor**  
Approx. 6.3 sq. metres (67.7 sq. feet)



Total area: approx. 93.5 sq. metres (1005.9 sq. feet)

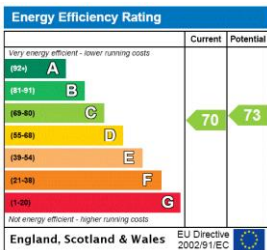
**First Floor**  
Approx. 39.7 sq. metres (427.4 sq. feet)



**Second Floor**  
Approx. 47.5 sq. metres (510.8 sq. feet)



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.



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