



**4 Mount Pleasant Higher Contour Road**  
Dartmouth  
£229,995

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ESTATE AGENTS

\*\*\*WATCH THE FULL VIDEO TOUR WITH COMMENTARY\*\*\* Located in an elevated position and offering spacious, bright and airy accommodation, Mount Pleasant boasts spectacular views across the Dart, estuary and towards Dartmouth. The maisonette has 3 bedrooms, sitting room with an open fireplace, dual aspect kitchen, diner and a main family bathroom.

Local amenities and the Lower Ferry to Dartmouth are within walking distance.

This property is subject to The Devon Covenant.





# 4 Mount Pleasant Higher Contour Road, Kingswear, Dartmouth, TQ6 0DB

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## ENTRANCE HALL

Staircase to first floor, double glazed windows to side and to rear, understairs storage cupboards, wood flooring, doors to:-

## LOUNGE 11'8" X 11'6" (3.58M X 3.51M)

Double glazed window to front with views towards Dartmouth, the estuary and beyond, electric radiators, wood flooring, open working fireplace, built in shelves.

## KITCHEN / DINER 18'3" X 11'8" (5.57M X 3.57M)

Dual aspect with double glazed windows to front and rear, double glazed door to rear, a range of base and wall mounted kitchen units, worksurface over, built in oven, inset electric hob, extractor fan above, inset 1 1/2 bowl single drainer stainless steel sink, space and plumbing for dishwasher and washing machine, wood flooring, built in cupboard.

## FIRST FLOOR LANDING

Double glazed window to rear, built in cupboard, doors to :-

## BEDROOM ONE 11'9" X 11'8" (3.6M X 3.58M)

Double glazed window to front with views across Dartmouth, the estuary and beyond, electric radiator, built in cupboard.

## BEDROOM TWO 11'6" X 9'3" (3.52M X 2.83M)

Double glazed window to front with views across Dartmouth, the estuary and beyond, electric radiator

## BEDROOM THREE 8'7" X 8'4" (2.63M X 2.55M)

Double glazed window to rear, electric radiator, built in cupboard.

## BATHROOM

Double glazed frosted window to rear, white suite comprising panelled bath with 'Triton' electric shower over, pedestal wash hand basin, low level WC, electric radiator, tiled walls.

## TENURE

Leasehold 125 years from 1988.

Please note this property is subject to the Devon Covenant.

## SERVICE CHARGE

Approximately £43 payable per month for maintenance.

Approximately £10 ground rent payable per annum.

## COUNCIL TAX BAND B

Amount payable approximately £1759 per annum.

## EPC RATING E

## CONSUMER PROTECTION FROM UNFAIR TRADING

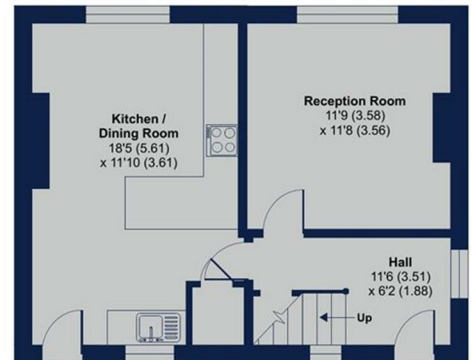
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## Higher Contour Road, TQ6

Approximate Area = 888 sq ft / 82.5 sq m  
Outbuilding = 38 sq ft / 3.5 sq m  
Total = 926 sq ft / 86 sq m  
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



OUTBUILDING

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichroom 2023. Produced for Freeborns Estate Agents. REF: 976690 

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