



MILLARD  
COOK

# 36 ABOVE TOWN, DARTMOUTH, TQ6 9RG

A renovated townhouse enjoying river views, large living room, kitchen/breakfast room, 4 bedrooms, 3 en-suites, a garden room, landscaped gardens and an integral garage.



36 Above Town is a stunning townhouse within easy reach of the centre of town, situated in the popular elevated street of Dartmouth enjoying landscaped rear gardens and views over the River Dart and beyond.

On completion of renovations in 2020 this spacious light filled home boasts a unique integral garage as well as a modern living space with the benefit of a wonderful 25ft open plan kitchen/dining/living space with a mass of windows overlooking the garden. With four bedrooms, the property benefits from three en-suites and a shower room/utility. On the second floor, there is a 30ft double aspect living room.

For those seeking a second home or holiday let income, the property would be ideal due to it's size location and condition as well as landscaped gardens, river views and the all-important, integral garage.



## Accommodation

Front door leads to the entrance with stairs rising and integral garage with electric roller door, gas boiler, cylinder tank, light and power. Bedroom 4 is a double bedroom with en-suite shower, handbasin, WC and a wardrobe.

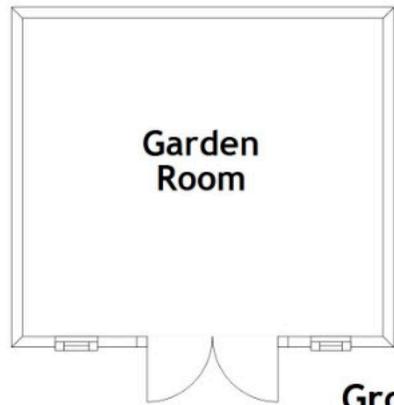
## First floor

Open plan kitchen/dining/living space with a comprehensive range of built-in drawers, cupboards and wall cupboards, built-in Neff double oven, fridge and freezer, Neff halogen hob, extractor and dishwasher. Timber worktops with inset sink unit. Tiled flooring with underfloor heating. Two large aluminium slim profile bi-folding doors to the rear gardens.

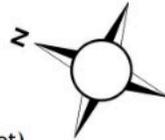
There is a useful shower room with WC, sink unit and plumbing for a washing machine.

To the front of the property are two double bedrooms, one with en-suite shower, WC handbasin and a wardrobe.



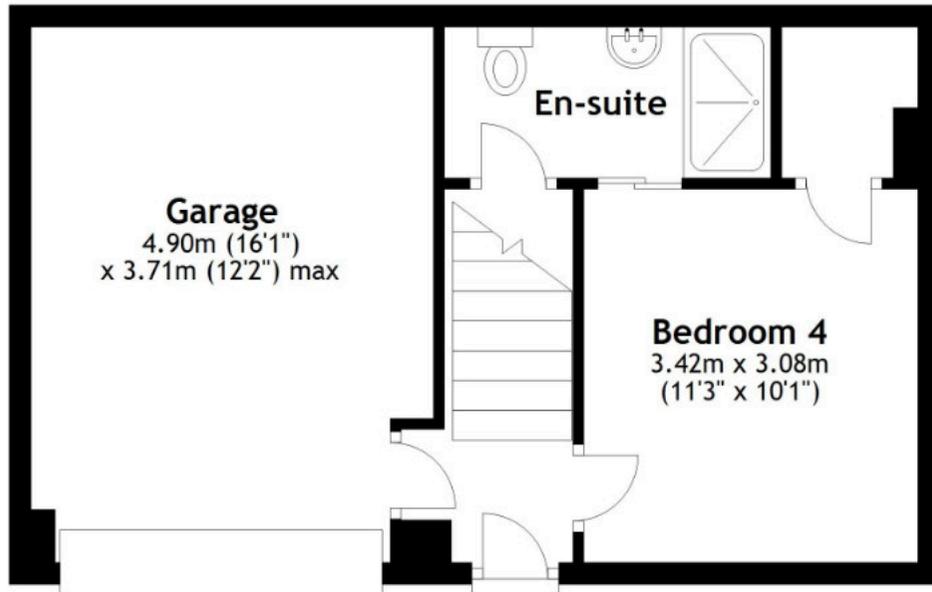


**Garden Room**



**Ground Floor**

Approx. 40.1 sq. metres (431.3 sq. feet)



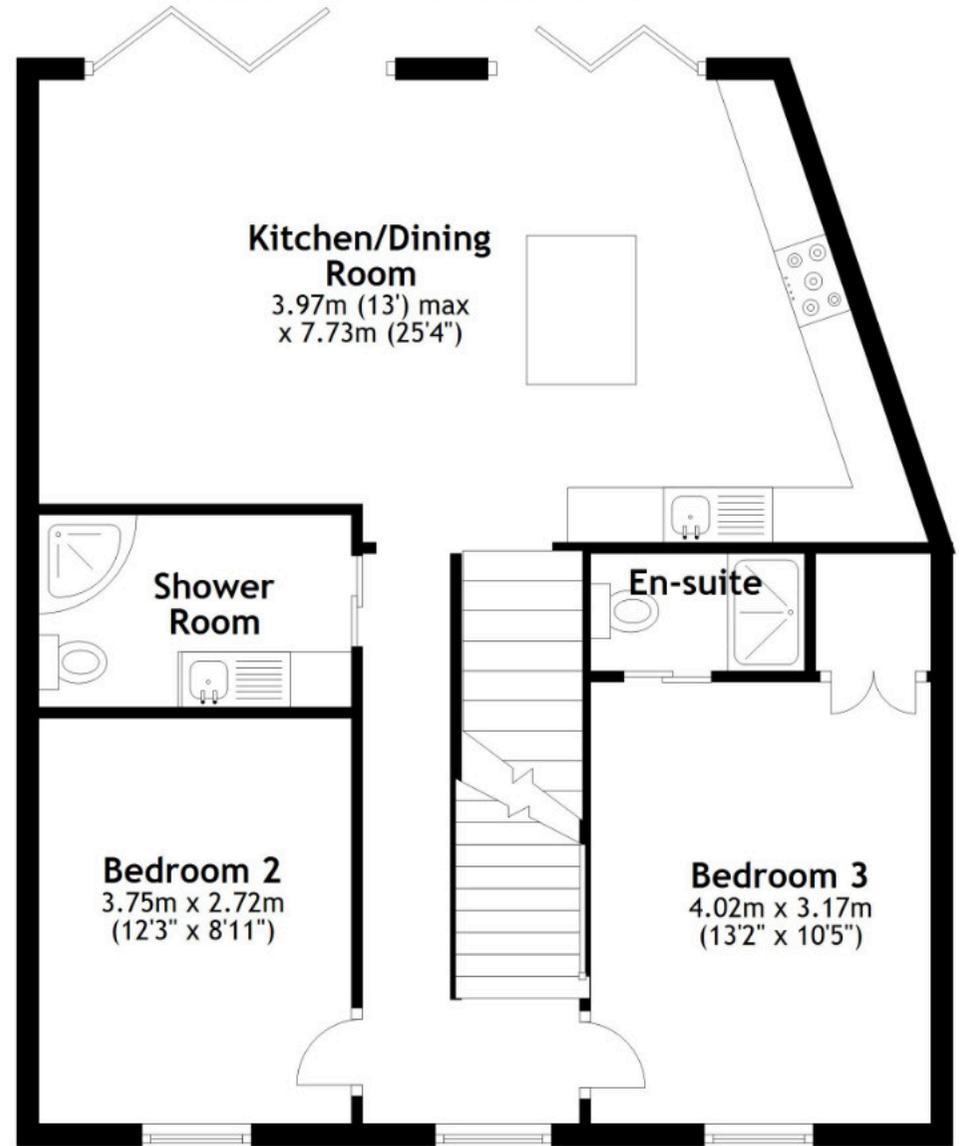
**Garage**  
4.90m (16'1")  
x 3.71m (12'2") max

**En-suite**

**Bedroom 4**  
3.42m x 3.08m  
(11'3" x 10'1")

**First Floor**

Approx. 61.3 sq. metres (660.3 sq. feet)



**Kitchen/Dining Room**  
3.97m (13') max  
x 7.73m (25'4")

**Shower Room**

**En-suite**

**Bedroom 2**  
3.75m x 2.72m  
(12'3" x 8'11")

**Bedroom 3**  
4.02m x 3.17m  
(13'2" x 10'5")

Total area: approx. 168.3 sq. metres (1811.7 sq. feet)

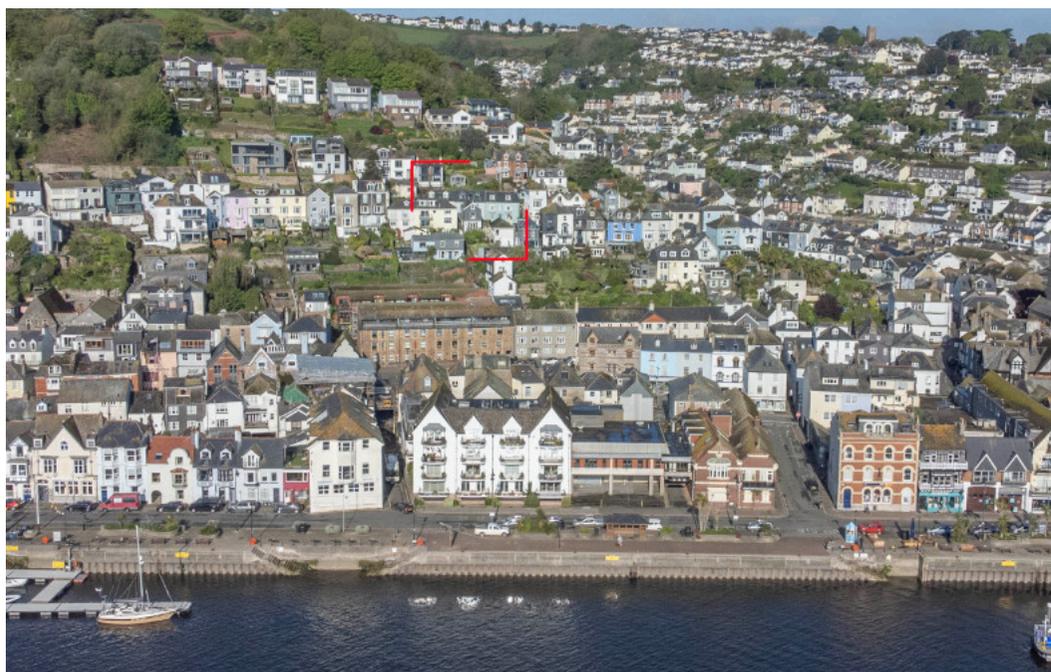
**36 Above Town, Dartmouth**



## Second floor

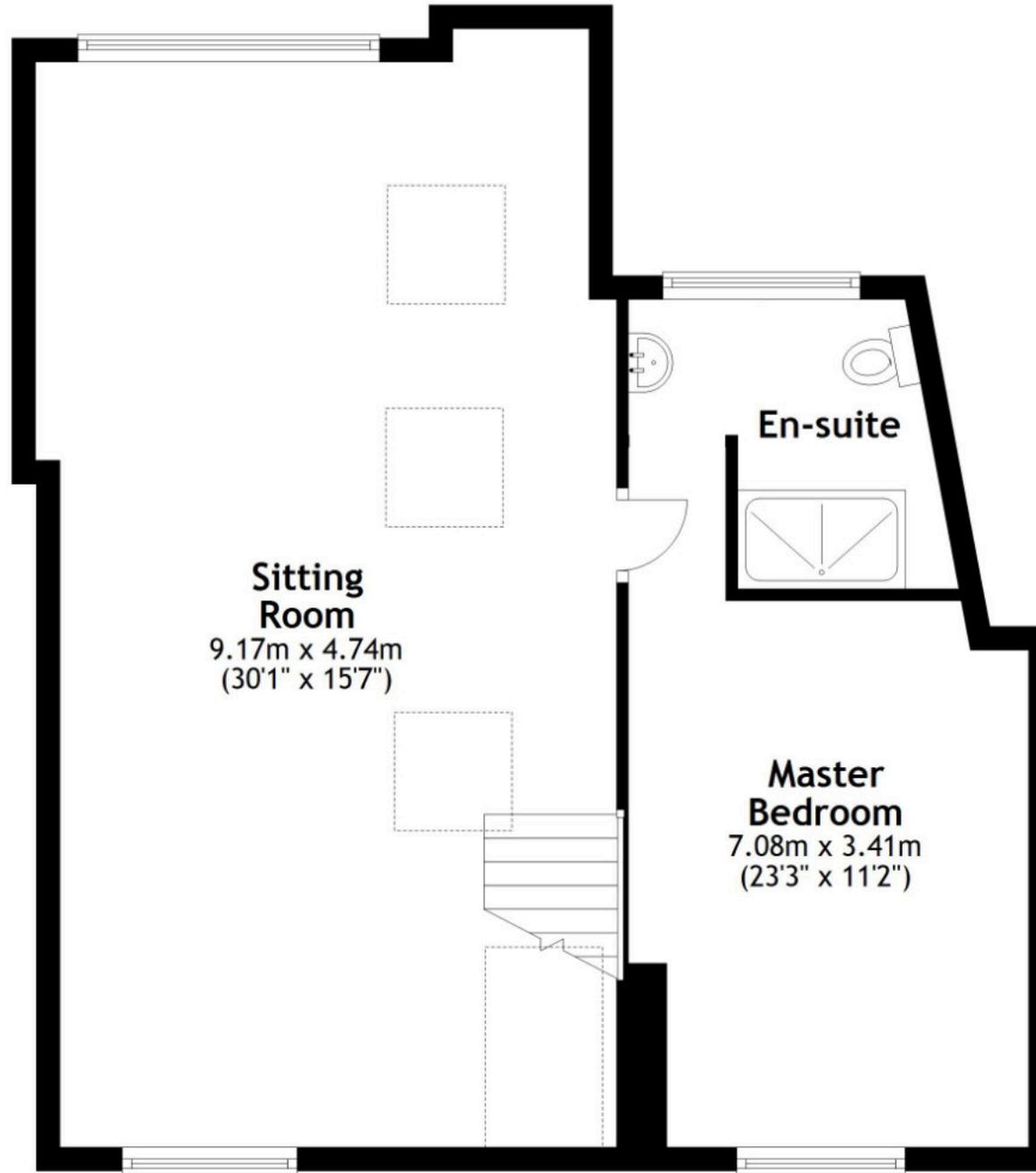
The 30ft living room is a wonderful space with two windows including a Velux Cabrio balcony overlooking the River Dart, Kingswear and beyond. A large window frames the rear gardens, and the room is additionally illuminated by three roof lights.

The principal bedroom suite offers a window overlooking the river, Kingswear and out to sea. The en-suite has a double shower cubicle, WC and a hand basin.



## Second Floor

Approx. 66.9 sq. metres (720.0 sq. feet)



## The Outside

The rear garden has been professionally landscaped to encapsulate the location and views with raised borders on three tiers. Accessed from the kitchen it is ideal entertaining space. The first being grass and shrubs with steps up to a patio section and remaining area being laid to lawn with a wonderful detached office/studio enjoying views over the River Dart, Kingswear and beyond.

## Services

It is understood all mains services are connected.  
Gas central heating.  
Council tax band C  
EPC rating C

Location : What3words [///sparrows.suitable.firming](https://www.what3words.com/sparrows.suitable.firming)  
Dartmouth Office +44 (0) 1803 832361

## Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		96 G
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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