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# Toffee Apple, 16 Dartmouth Green, Blackawton, Nr Dartmouth, TQ9 7FE

A beautifully presented investment holiday home situated at the golf and country club near Dartmouth.



Toffee apple is a beautifully presented three bedroom end house situated in the prestigious Dartmouth Golf and Spa, only around 3.5 miles from the historic Port of Dartmouth. There are a range of facilities within the golf and spa including a championship and 9 hole course, modern spa, pool, gym, tennis courts and entertainment facility.

Run as a very successful holiday let, Toffee Apple offers beautifully presented rooms and bathrooms with the benefits of the ability of full-time residential use if required. Built-in 1995, the property has been significant updated over the recent years to offer this home with a fantastic investment opportunity.

On the ground floor is a large open plan living/kitchen and adjacent conservatory whilst to the first and second floor, two double bedrooms and a twin room with two en-suites and a shower room. To the outside, many seating opportunities along with a side area of garden which offer a large degree of privacy.



## Accommodation

A covered entrance leads to the entrance hall with stairs rising and meter box cupboard. Door to the stunning double aspect open plan living/kitchen with the living area benefiting from high ceilings and exposed timbers, wood burner and timber flooring. Double doors lead onto the sunny garden. The kitchen has a range of drawers and cupboards with granite works surfaces, built in Neff washing machine, Hotpoint dishwasher, Neff double oven and halogen hob with extractor above, microwave, fridge, and space for a large fridge/freezer.

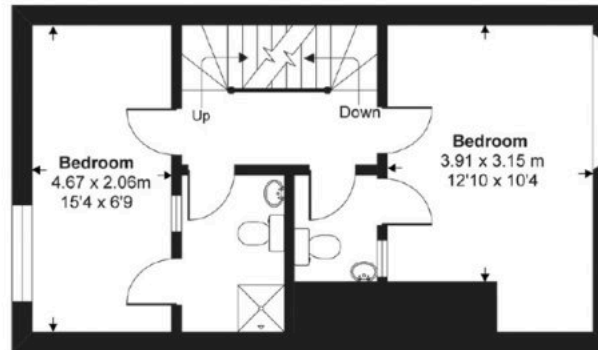
The splendid conservatory overlooks the gardens, used as a dining area with double doors leading to the outside.



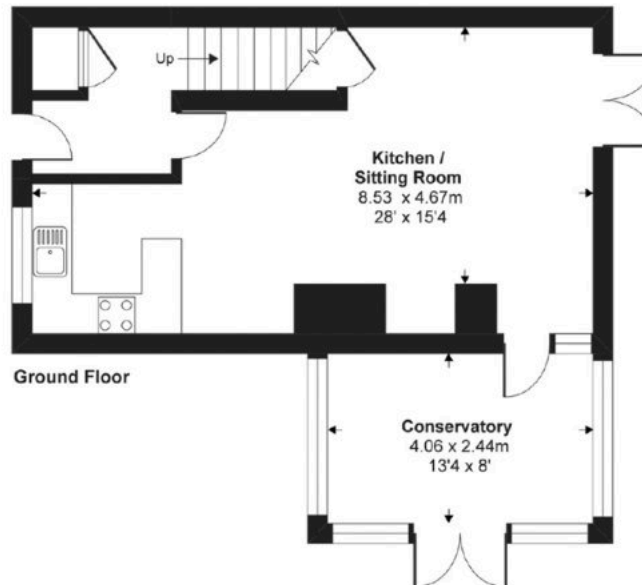
Approx. Gross Internal Floor Area  
121.7 Sq Metres 1311 Sq Ft



Second Floor



First Floor



Ground Floor

To the first floor is a good-sized double bedroom with window overlooking the surrounding properties and golf course with a beautiful en-suite shower room with a WC and a hand basin.

To the front of the property is a twin room and adjacent shower room with WC and a handbasin, tiled flooring and walls.



The second floor principal bedroom is a wonderful size with vaulted ceilings and a window overlooking the golf course and the surrounding countryside. The large en-suite has a bath with a shower over, WC, handbasin and a cupboard.



## To the outside

Access via the conservatory, living room and a side gate to the gardens which offer a large degree of privacy from the surrounding properties with several seating options as well as space for a large table from the patio. Mature trees and shrubs as the boundaries. There is an allocated car parking space.





## Services and Tenure

999 year Lease which commenced in 1995. Private water and main electrics are connected. Shared ground source heating system.

**Service charge:** Currently £2,301 per annum to include the buildings insurance, maintenance of the communal grounds and 2 full golf memberships to use the facilities including the spa and swimming pool.

Furniture is available by separate negotiation being the majority of the items within the property for the ease of creating an instant “turn key” investment or holiday home.

Council tax band: Business rated.  
EPC: D

Property size approx. 1,311 Sqft  
Floor plans not to scale.



## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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