



2 Higher Street
Dartmouth
£355,000

Freeborns
ESTATE AGENTS

A well presented 3 bedroom end of terrace house situated in Dartmouth town centre being within an area of Outstanding Natural Beauty and within a Conservation Area close to the River Dart and all main amenities. The property benefits from uPVC double glazing, gas fired central heating and has been recently redecorated.



2 Higher Street, Dartmouth, Devon, TQ6 9RB

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

GROUND FLOOR

ENTRANCE PORCH

With door to understairs cupboard and door to

LOUNGE/KITCHEN AREA (OPEN PLAN)

With blocked off fire place with inset electric fire, laminated flooring, wall and ceiling lights, TV point, base and eye level units with work surfaces and tiled surrounds, Indesit electric oven with ceramic hob and splashback with extractor hood over, stainless steel sink unit, washing machine, smoke detector.

DOOR TO OUTSIDE AND STAIRS LEADING TO THE

FIRST FLOOR

LANDING

With boiler cupboard with Vaillant gas boiler and shelving, smoke detector.

BEDROOM 1

With radiator, wardrobe and TV point.

BEDROOM 2

With radiator, wardrobe and TV point.

BEDROOM 3

With radiator.

BATHROOM

3 piece suite comprising L shaped bath, low level w/c and wash hand basin, tiled floor and walls, heated towel rail and obscured uPVC window to rear

OUTSIDE

Directly to the rear is a courtyard together with rear pedestrian shared access from Smith Street. Above the pathway is a small garden area with shed and adjoining patio.

There is no allocated car parking with this property although unrestricted car parking may be available in Higher Street.

COUNCIL TAX BAND: C

Amount payable approximately £2010 per annum.

PLEASE NOTE

This property is subject to the Devon Covenant, which means purchasers have to have lived/worked in Devon for the last 3 years.

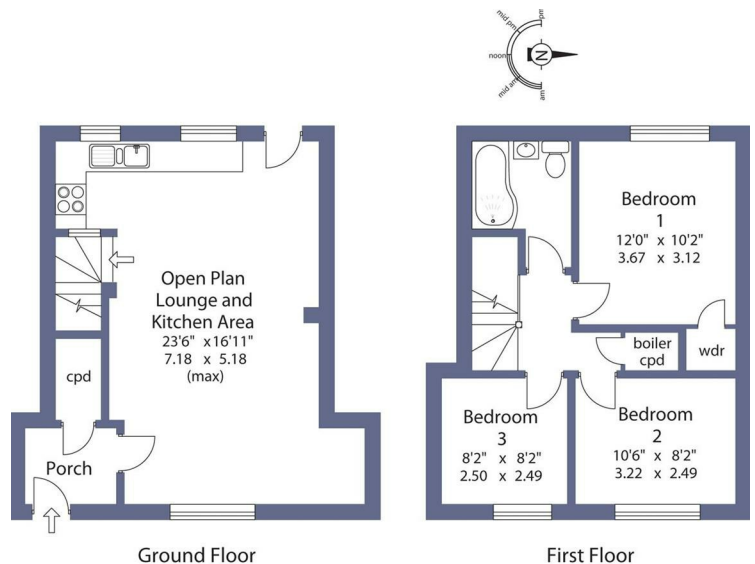
EPC RATING - C

TENURE

Freehold.

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



For illustrative purposes only. Not to scale.

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