



**454 Norton Park**  
Dartmouth  
£29,000

*Freeborns*  
ESTATE AGENTS

A 1 bedroom semi detached chalet, located on the popular holiday site of Norton Park, in need of renovation. This chalet comes with the considerable benefit of a new 50 year lease.

Chalets on the site also benefit from communal parking and scenic grounds.





# 454 Norton Park Norton, Dartmouth, TQ6 0NH

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### KITCHEN / LIVING ROOM

Double glazed window and doors to front, base and wall mounted kitchen units, single drainer stainless steel sink unit, space for cooker, opening to inner lobby.

### INNER LOBBY

Built in storage cupboard housing electric meter and fuses, door to:-

### BEDROOM

Double glazed window to rear, wall mounted electric heater.

### SHOWER ROOM

Double glazed frosted window to rear, shower cubicle with electric shower, worksurface with inset wash hand basin and cupboard under, low level WC, tiled walls, heated towel rail.

### OUTSIDE

Communal parking spaces, together with communal grounds.

### USAGE

12 month holiday use only.

### TENURE

Leasehold. New 50 year lease from purchase.

### EPC RATING -

Awaiting EPC.

### BUSINESS RATES

Rateable Value: £1,375.

### SERVICES

Electricity, water and drainage are connected.

### SERVICE CHARGE

£500 per annum.

### GROUND RENT

£800 per annum.

### 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.

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

[info@freebornsproperty.co.uk](mailto:info@freebornsproperty.co.uk)

[www.freebornsproperty.co.uk](http://www.freebornsproperty.co.uk)

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