



240 Norton Park
Dartmouth
£84,950

Freeborns
ESTATE AGENTS

An end terraced 2 bedroom holiday chalet which has recently been renovated located along the favoured edge of the Norton Park development commanding superb rural views. The agents recommend a viewing of this property in order to appreciate the location. The property also benefits from communal car parking.



240 Norton Park, Dartmouth, Devon, TQ6 0NH

DIRECTIONS:

From Dartmouth take the A3122 sign posted towards Totnes, on leaving Dartmouth passing Sainsburys on your right continue for approx half a mile or so and the entrance to Norton Park will be found on your right hand side. On entering the park continue up the main drive way to the central roundabout. Continue left in a down hill direction and on reaching the end of the cul-de-sac, the bungalow will be found on the left.

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

LOUNGE / DINER 14'1" X 13'3" (4.31 X 4.04)

Double glazed window and door to front with countryside views. Opening to :-

KITCHEN 7'1" X 7'1" (2.16 X 2.16)

Newly refitted kitchen with a modern range of base and wall mounted units, worksurface with inset single drainer sink and swan neck mixer tap, inset 4 ring electric hob, built in double oven and grill under, stainless steel extractor chimney hood above, stainless splashback, integrated fridge and freezer, fully tiled walls, cupboard housing fuse box and coin meter.

BEDROOM 1 10'3" X 7'3" (3.14 X 2.23)

Double glazed window to front, recessed wardrobe.

BEDROOM 2 10'0" X 7'3" (3.06 X 2.22)

Double glazed window to rear aspect.

SHOWER ROOM:

Double glazed frosted windows to rear aspect, shower enclosure with 'Mira Sport' electric shower, worksurface with inset sink, cupboard under, hidden cistern WC, heated electric towel radiator, tongue and groove panelling to walls.

OUTSIDE:

Communal parking spaces, together with communal grounds.

GROUND RENT

Approximately £228.20 + VAT payable quarterly.

TENURE

Leasehold 99 years from 1969.

SERVICES

Electricity, water and drainage are connected.

USAGE

12 months holiday use only.

BUSINESS RATES

Rateable Value: £2,075.

EPC RATING - D

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.

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