



HILLFIELD VILLAGE, DARTMOUTH,
£240,000 LEASEHOLD

A SUPERB FIRST FLOOR APARTMENT WITHIN A BEAUTIFUL COUNTRY HOUSE.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk

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ACCOMMODATION:
Kitchen/Dining/Sitting Room. Bedroom With En-Suite Shower Room. Basement Storage. Parking For One Car Plus Visitor Parking. Delightful Communal Grounds.

DIRECTIONS: From Dartmouth proceed out of the town on the A3122 past Lidl and Sainsburys. Go past

Norton Park and then approximately ½ a mile turn left signposted Bugford and Hillfield, continue into the hamlet and the entrance to Hillfield Village is on the left-hand side. Follow the road and park at reception.

DESCRIPTION: A lovely one bedroomed apartment in a beautiful development close to the town of Dartmouth, the River Dart and many beautiful beaches. Hillfield Village is nestled in the South Hams countryside and includes

acres of landscaped gardens and an all weather tennis court. The apartment is set in a beautiful country house forming part of the development and has been well planned.



The open plan kitchen/dining room/sitting room with the advantage of French doors with Juliet balcony enjoying views over the courtyard and the double bedroom has an en-suite shower room. The contemporary and well equipped kitchen has a range of sleek wall and base units, four ring 'Neff' ceramic hob and fan assisted oven, warming drawer, integrated fridge/freezer and washer dryer.

It should be noted that the apartment has full residential use with no restrictions.

COUNCIL TAX BAND: A

EPC RATING: D

POSTCODE: TQ6 0FA

LEASE: - 999 YEARS FROM NOVEMBER 2015

ESTATES SERVICE CHARGE: - £1169 Per Annum (Charged Quarterly at £292.25)

BUILDING SERVICE CHARGE: - £276 Per Annum (Charged Quarterly at £69.90)

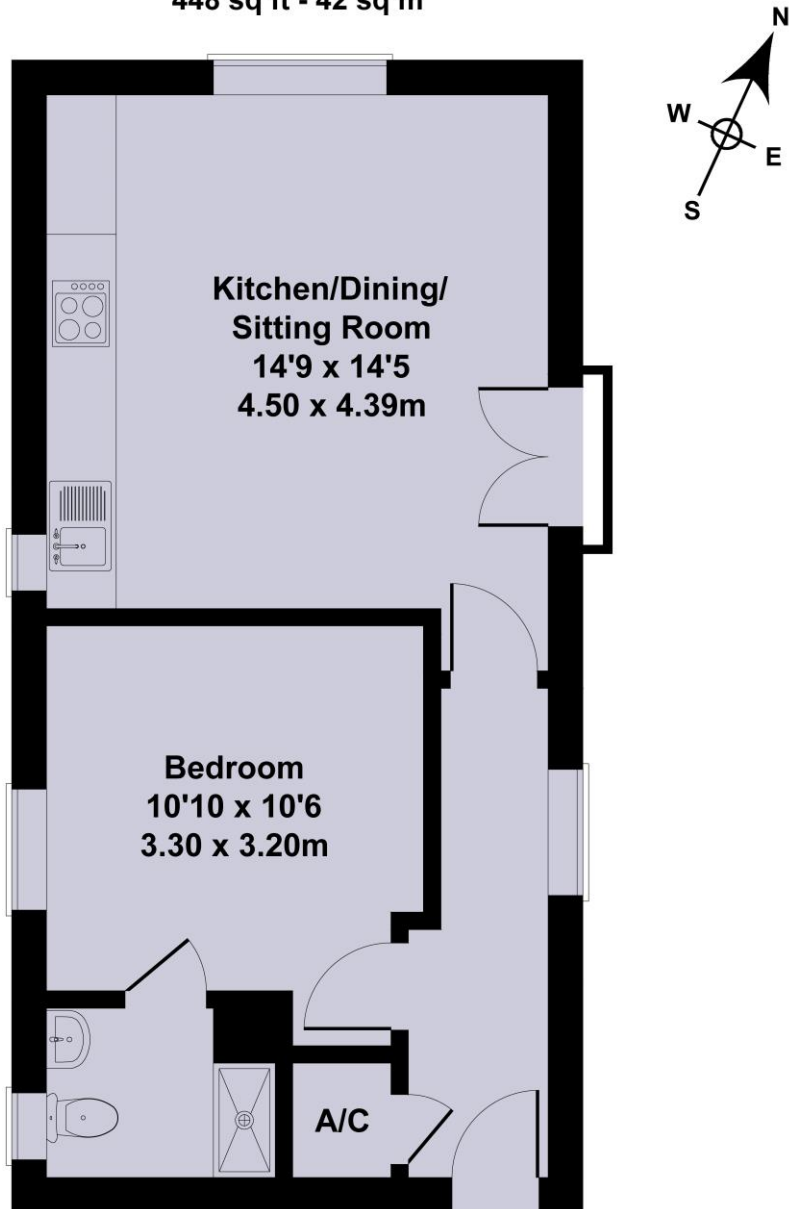
GROUND RENT: - £250 Per Annum

SERVICES: Mains electricity is connected there is no gas. Private drainage.

Small well behaved dog allowed - this is subject to confirmation by the Leaseholder. No cats are allowed.

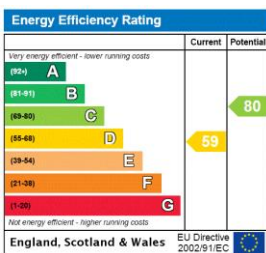
6 The Manor Hosue

Approximate Gross Internal Area
448 sq ft - 42 sq m



**Not to Scale. Produced by The Plan Portal 2023
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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