

SHOWS THE WHOLE BUILDING.



HIGHER STREET, DARTMOUTH
£130,000 LEASEHOLD

**A GROUND FLOOR TWO BEDROOMED FLAT
TUCKED AWAY, YET IN THE CENTRE OF TOWN.**

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

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DIRECTIONS: From the town centre, proceed up Smith Street and take the first turning left into Higher Street and Higherside will be found on the right hand side after The Cherub Inn.

DESCRIPTION: A super ground floor flat tucked away, yet in the centre of Dartmouth, with gas central heating and uPVC double glazed windows. The property is in need of some modernisation and decorating, but it would make an ideal town centre home. There is a fitted kitchen, good sized lounge/dining room, two spacious double bedrooms and a shower room. To the rear are communal gardens for all the flats. A viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: - (All Measurements Are Approx.)

Entrance door to:

ENTRANCE HALL - With entry phone system, electric cupboard, ceiling light point and radiator.

LOUNGE/DINING ROOM: 16'0'6" x 12' (16'0.15m x 3.66m) maximum. Ceiling light point, picture rail, built-in store cupboard, window with walk-in bay and radiator.

KITCHEN: 11'1" x 6'9" plus recess measuring 5' x 3'10" Matching wall and base cupboards, space for electric or gas cooker, space for fridge, space for washing machine. Wall mounted gas-fired combination, boiler providing domestic hot water and central heating. Extractor, uPVC double glazed windows to rear, strip light.

BEDROOM 1: 11'0'7" x 13'0'7" (11'0.18m x 13'0.18m) Picture rail, ceiling light point, radiator, uPVC double glazed window to rear.

BEDROOM 2: 11'0'6" x 10'0'6" (11'0.15m x 10'0.15m) plus recess. Radiator, ceiling light point, picture rail, uPVC double glazed window to front.

SHOWER ROOM - Three-piece suite in white, comprising low flush W.C., pedestal wash handbasin, shower cubicle with 'Mira Sport' electric shower. Radiator, ceiling light point, wall mounted fan heater.

OUTSIDE - The flat is approached from the main entrance hall on the ground floor, Flat 11 is the first door on the right. To the rear of the property are communal gardens for the use of the flats.

COUNCIL TAX BAND: A

EPC RATING: C

POSTCODE: TQ6 9RD

LEASE: Remainder of a 999 year lease

SERVICE CHARGE: £30.92 per month plus £13.75 for insurance a month.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79
		EU Directive 2002/91/EC	



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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