



HIGHER STREET, DARTMOUTH
£140,000 LEASEHOLD

A SPACIOUS THREE BEDROOMED SECOND FLOOR (TOP) FLAT.

Dartmouth | 01803 832288
3a Market Street, Dartmouth, TQ6 9QE

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DESCRIPTION: A SPACIOUS THREE BEDROOMED SECOND FLOOR (TOP) FLAT WITH THE BENEFIT OF GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING.

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 good sized light and bright flat occupying the second floor of this purpose built block of flats in the centre of town yet tucked away. There is gas fired central heating, uPVC double glazing, an entry phone system and communal gardens to the rear. At the front of the property there are some pleasant views to Kingswear.

THE ACCOMMODATION COMPRISES: - (All Measurements Approx.)

Entrance door to:

ENTRANCE HALLWAY - With radiator, ceiling light point and meter cupboard etc.

LOUNGE: - 17' x 12' (5.18m x 3.66m) being irregular shaped uPVC windows to front with views over the roof tops to Kingswear and beyond. Radiator, picture rail, ceiling light point, store cupboard. Blocked off fireplace with wooden surround and tiled hearth.

KITCHEN/BREAKFAST ROOM: - 11'3" x 7'2" (3.43m x 2.18m) plus recess 5' x 3'10" Excellent range of matching wall and base cupboards with stainless steel sink and drainer. Work surface areas with splashback tiling, space and point for either an electric or gas cooker. Space for fridge freezer, space for washing machine, ceiling light point, windows to rear overlooking the communal gardens. 'Worcester' gas fired boiler providing domestic hot water and central heating. Radiator.

BEDROOM 1: - 12'3" x 13'9" (3.73m x 4.2m) Having picture rail, ceiling light point, radiator, window to rear overlooking the communal gardens.

BEDROOM 2: - 11'11" x 7'8" (3.63m x 2.34m) Window to front with views to Kingswear, radiator, ceiling light point and picture rail.

BEDROOM 3: - 10'7" x 6'8" (3.23m x 2.03m) Window to front with views to Kingswear, radiator, ceiling light point and picture rail.

BATHROOM - Three piece suite in white comprising low flush W.C., pedestal wash hand basin, panelled bath with grab handles and mixer shower over. Shower screen, extractor, tiling to bath and shower area, ceiling light point and radiator.

OUTSIDE - The property has the benefit of good sized communal gardens.

POSTCODE: TQ6 9RD

EPC RATING: E

COUNCIL TAX BAND: A

LEASE: - Approx 378 years remaining.

SERVICE CHARGE: Currently £7.80 per week to cover
Communal Elec
Ground maintenance
Light bulb replacement
Mobile caretaker
Fire safety costs
Scheme risk assessment

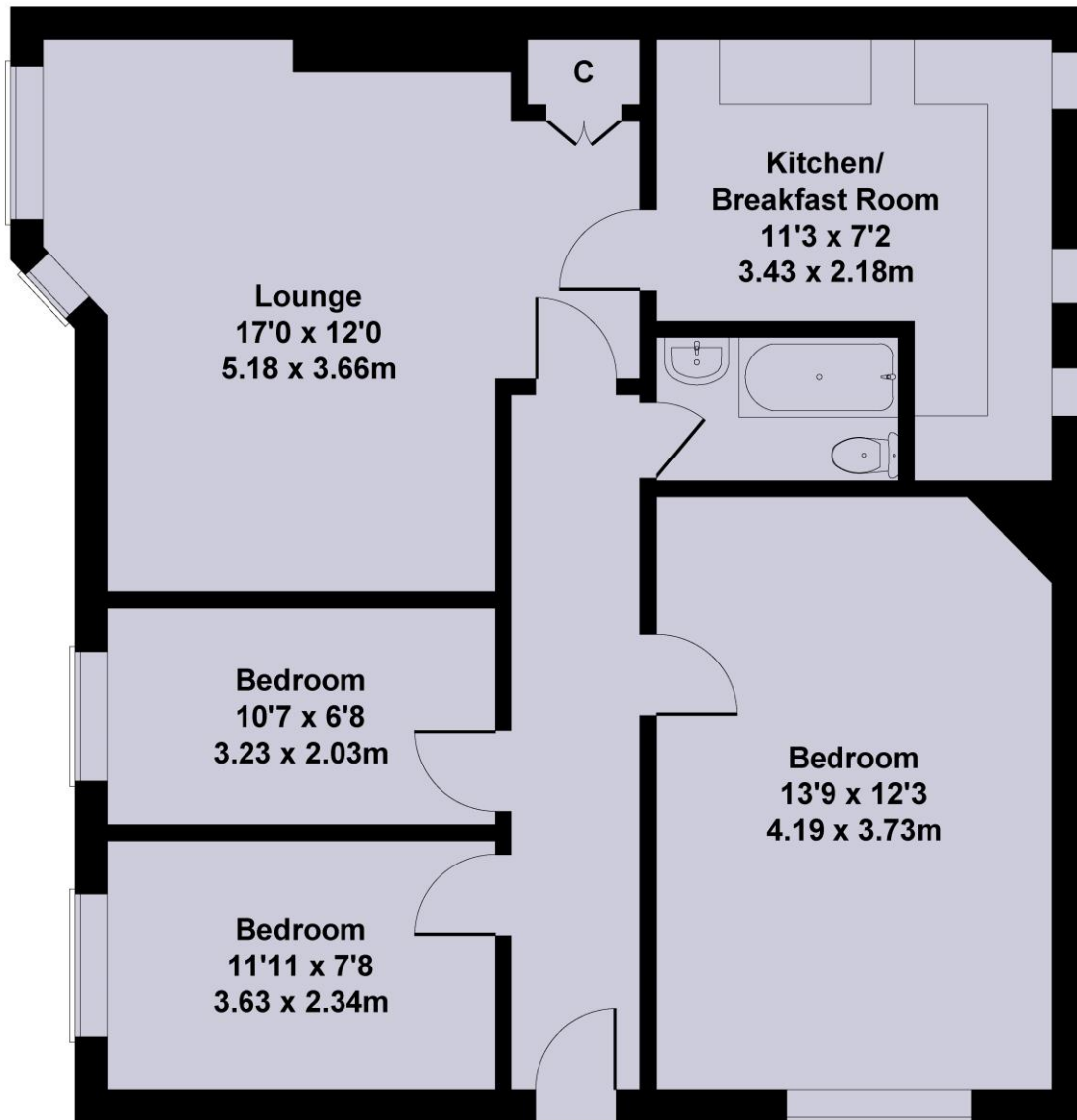
SERVICES - All main services are connected.

N.B. THIS PROPERTY MUST BE A MAIN RESIDENCE.



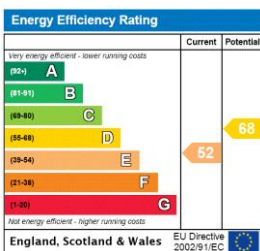
2 Higherside Dartmouth

Approximate Gross Internal Area
961 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2024
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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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