



BROADSTONE, DARTMOUTH
£152,500 LEASEHOLD

A PERFECT FIRST TIME HOME OR LOCK UP AND LEAVE.

SUMMARY: A WELL PRESENTED TOP FLOOR (SECOND FLOOR) FLAT IN THE CENTRE OF TOWN ENJOYING VIEWS TO THE LOWER FERRY, KINGSWEAR AND BEYOND FROM THE KITCHEN.

AT A GLANCE

- Shared Entrance Hall With Stairs To The First And Second Floor.
- Entrance Hallway. Good Sized Double Bedroom.
- L Shaped Living Room With Kitchen Area.
- Shower Room. uPVC Double Glazed Sash Style Windows. Modern Electric Storage Heaters.

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

Winkworth

for every step...

winkworth.co.uk



DIRECTIONS: From the office turn right and proceed along Market Street, turn right and continue into Broadstone. The property will be found on the right hand side just after Zion Place.

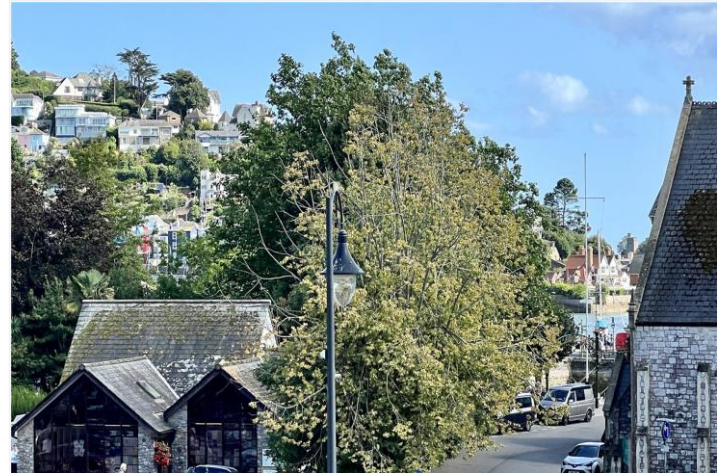
DESCRIPTION: The ideal lock up and leave pad right in the centre of Dartmouth, yet tucked away, just a short walk from the main town car park, having a pleasant outlook towards the Lower Ferry and Kingswear from the kitchen/living room. The flat is filled with light and would make ideal first time buyer or holiday home. An early viewing is strongly recommended.

THE ACCOMMODATION COMPRISES:

Entrance door to:

ENTRANCE HALLWAY - With loft hatch, ceiling light point. Door to AIRING CUPBOARD with lagged hot water cylinder, space and waste for a washing machine.





L-SHAPED LIVING ROOM/KITCHEN: - 11'6" x 15'1" (3.5m x 4.6m) max Dual aspect LIVING AREA with views over the roof tops and up to the secondary school and past the Flavel Church to the River Dart with views of the Lower Ferry operating and Kingswear beyond. 'Dimplex' modern electric night storage heater, ceiling light point, telephone point. Living flame effect electric fire. KITCHEN AREA with wall and base cupboards, stainless steel oven with 'Samsung' hob over. Work surface area with splashback tiling, integrated fridge with freezer compartment. Stainless steel sink and drainer, window with views as previously mentioned. Ceiling light point, drop down table.

BEDROOM: - 10'10" x 11' (3.3m x 3.35m) plus recess max. Dual aspect with window to front and side with views along Clarence Street. Modern 'Dimplex' electric night storage heater, ceiling light point.

SHOWER ROOM - Three piece white suite comprising low dual flush W.C. pedestal wash hand basin with mixer tap, shower cubicle with 'Mira Zest' electric shower. Extractor, ceiling light point, shaver socket and electric panel heater.

POSTCODE: TQ6 9NR

EPC RATING: E

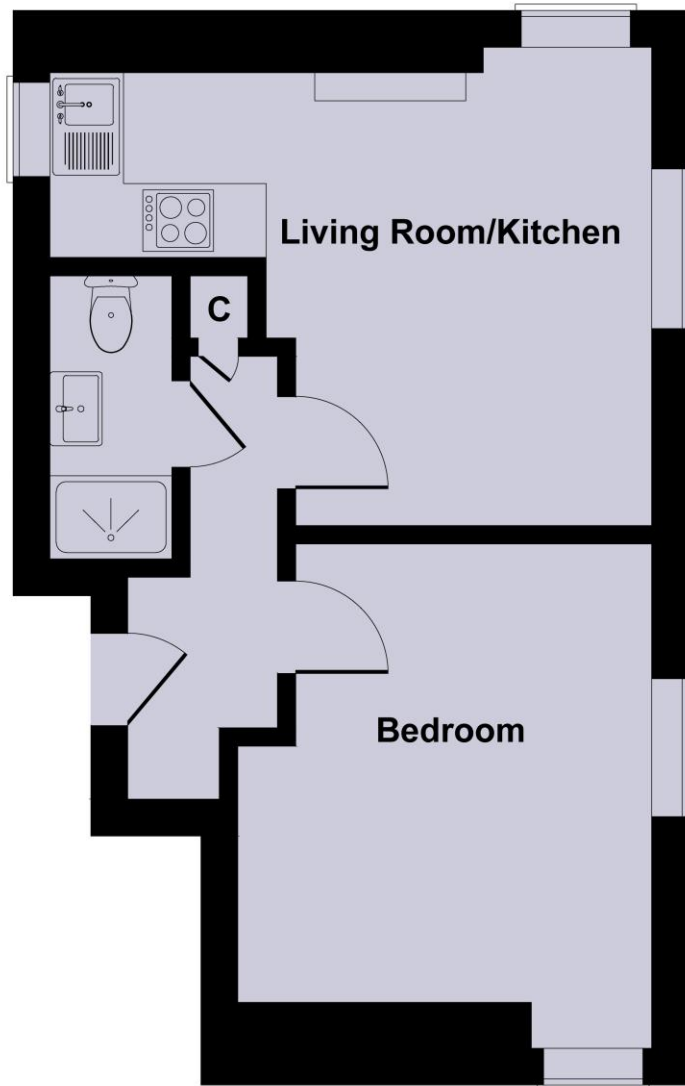
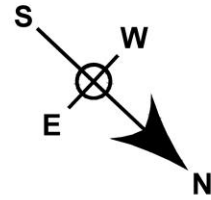
COUNCIL TAX BAND: A

LEASE: Approx - 999 years from 8th February 1989. We understand that the lease is being amended so that the owners own a share of the freehold.

GROUND RENT: - £25.00 Per Annum. There is no Service Charge, Flat 2 is responsible for 1/3rd of the maintenance costs and 1/2 of the costs for the front door and communal stairs. 1/5th of the insurance premium.

SERVICES - Mains water and electricity are connected.

Flat 2, 3 Broadstone



**Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.**

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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	56
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 964 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 25 Annually (subject to increase)

Council Tax Band: A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.