



HIGHER STREET, DARTMOUTH
£140,000 LEASEHOLD

A SPACIOUS THREE BEDROOMED FIRST FLOOR APARTMENT.

SUMMARY: A SPACIOUS FIRST FLOOR APARTMENT TUCKED AWAY, YET IN THE CENTRE OF TOWN.

AT A GLANCE

- Entrance Hall. Three Bedrooms.
- Lounge/Dining Room. Fitted Kitchen.
- Shower Room. Gas Fired Central Heating.
- uPVC Double Glazing.

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

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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 first 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, three 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 Approx.)

Entrance door to:

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

LOUNGE/DINING ROOM: - 16' x 11'11" (4.88m x 3.63m) max Window to front aspect. Ceiling light point, picture rail, radiator, TV aerial lead, phone socket and storage cupboard. Access through to:

FITTED KITCHEN: - 11'3" x 6'8" (3.43m x 2.03m) plus recess of 5'2" A range of matching fitted wall and base cupboards, stainless steel sink and drainer, work surface areas with splashback tiling. Space and plumbing for an automatic washing machine, space for fridge freezer. Space for an electric oven, 'Worcester' gas fired combination boiler providing domestic hot water and central heating. Strip light, extractor, windows to rear overlooking the shared gardens.

BEDROOM 1: - 11'8" x 13'7" (3.56m x 4.14m) Radiator, window to rear overlooking the gardens, picture rail, ceiling light point.

BEDROOM 2: - 11'9" x 7'8" (3.58m x 2.34m) Window to front, picture rail, ceiling light point, radiator.

BEDROOM 3: - 10'10" x 6'8" (3.3m x 2.03m) Window to front, picture rail, ceiling light point, radiator.

SHOWER ROOM - Three piece suite in white comprising pedestal wash hand basin, low flush W.C., shower cubicle with electric shower. Radiator, ceiling light point.

OUTSIDE - To the rear of the apartment block are shared gardens.

COUNCIL TAX BAND: A

EPC RATING: C

POSTCODE: TQ6 9RD

SERVICES - All mains services are connected.

LEASE: 380 years left.

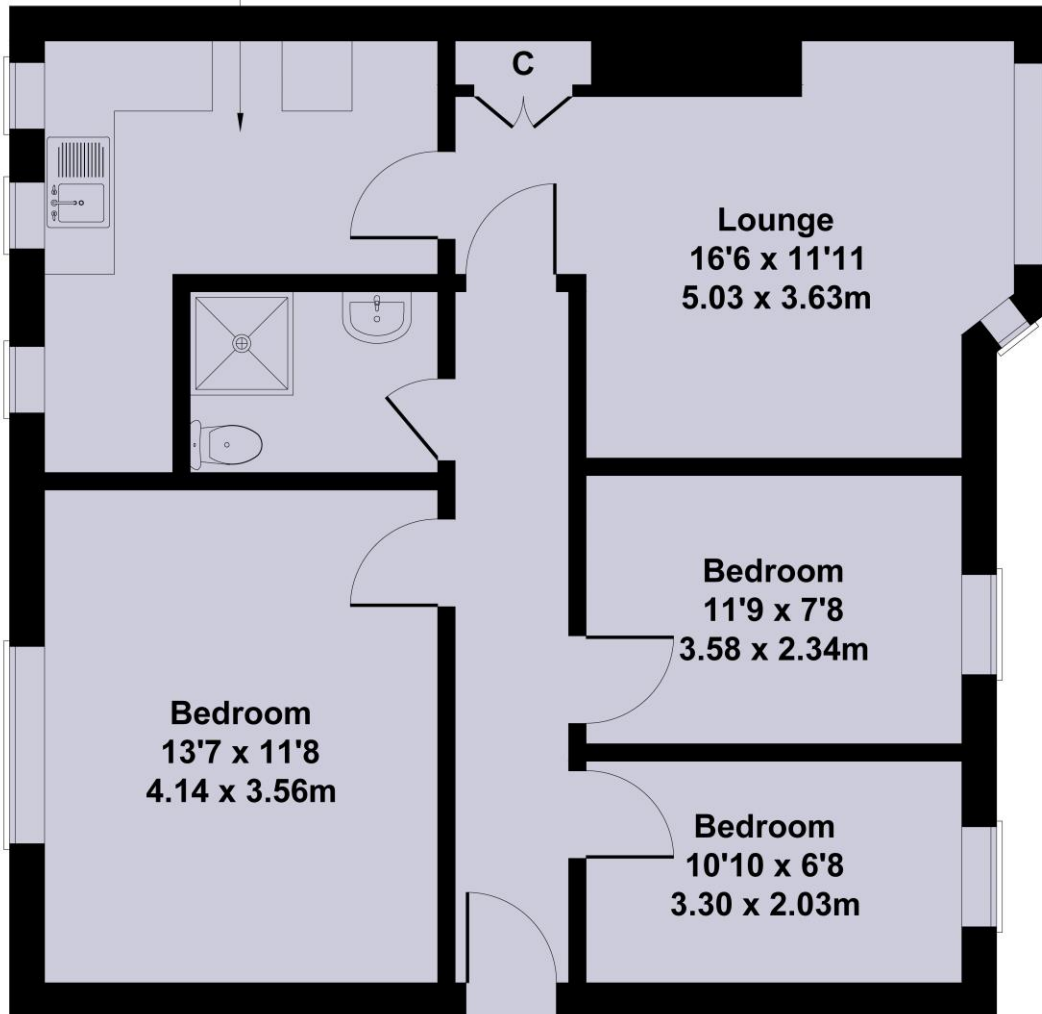
SERVICE CHARGE: £371.05 per annum or £30.92 per month for 2023/24

Higherside

Approximate Gross Internal Area
718 sq ft - 67 sq m

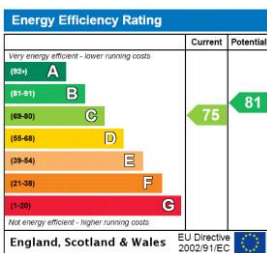


Kitchen
11'3 x 6'8
3.43 x 2.03m



**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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