



THE LEVEL, DITTISHAM
£225,000 LEASEHOLD

A WELL PRESENTED GROUND FLOOR FLAT WITH GARDEN AND PARKING.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE

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SUMMARY: A SUPER VERSATILE AND BEAUTIFULLY SITUATED GROUND FLOOR FLAT WITH LARGE PRIVATE GARDEN AND ENJOYING SUPER RIVER DART VIEWS.

DIRECTIONS: On approaching Dittisham from Dartmouth, turn right onto The Level, the property will be found on the left.

DESCRIPTION: Dittisham is a beautiful and very sought after River Dart side village with two great pubs, one of which is on the river. There is also a riverside restaurant and a passenger ferry over to Greenway with access to Agatha Christies former property and gardens (National Trust). There is also a ferry service providing access to Dartmouth. A car park near to the property has residents parking permits available although the property does have a private parking space.

The accommodation is very spacious and versatile and the real features are the garden and views. An early viewing is strongly recommended.

THE ACCOMMODATION COMPRISES:

Entrance door to:

ENTRANCE HALL: - With door to:

FAMILY SHOWER ROOM: - With window to front.

From the hall is a door to the:

SECOND BEDROOM: - With window to rear.

SUPER KITCHEN/DINING ROOM: - Over 20 feet long and has some quality fitted kitchen units.

Access through to:

LOUNGE/CONSERVATORY - Which again is over 19 feet long and has a door onto the gardens. From this room there is access to:

MAIN BEDROOM: - We understand that the property was built in the 1950's and split into two flats in approximately 2006.

OUTSIDE - Of particular note is the delightful and large garden and the parking space.

POSTCODE: TQ6 0EU.

EPC RATING: D

COUNCIL TAX BAND: B

LEASE - The remainder of a 999 year lease. All charges are split 50/50.

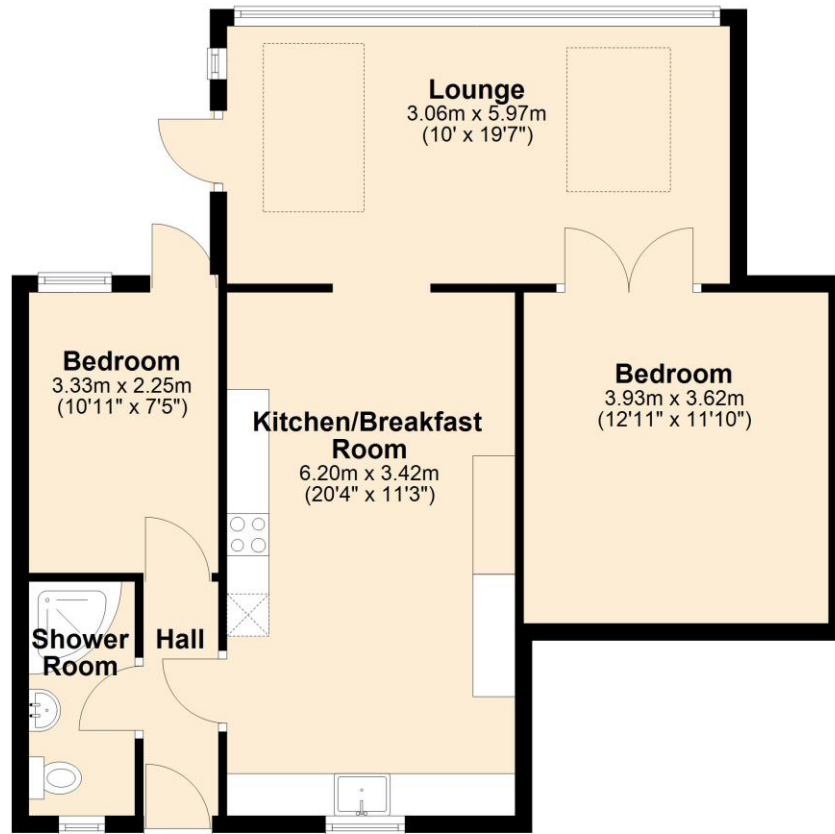
SERVICES - Mains water, drainage and electricity are connected. Oil Fired Central Heating. There is no gas in the village.

N.B - Restrictions - It must be brought to all Purchasers attention that the following restrictions apply to this property: "Not to use the property for any purpose other than as a main residence and in particular not to use the property as a second home nor to use the property as a holiday home". "Any Purchaser must have lived or worked in Devon for the last 3 years.



Ground Floor

Approx. 69.2 sq. metres (745.0 sq. feet)



Total area: approx. 69.2 sq. metres (745.0 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Approx 986

Service Charge: £

Council Tax Band: B

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.

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