



HIGHER STREET, DARTMOUTH
£140,000 LEASEHOLD

A FIRST FLOOR APARTMENT IN NEED OF REFURBISHMENT.

SUMMARY: A two/three bedroom, first-floor apartment in need of refurbishment. Closely positioned to the town centre and river

AT A GLANCE

- Hallway.
- Living Room/Dining Room.
- Kitchen.
- Three Bedrooms.
- Bathroom.
- Communal Courtyard.

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DIRECTIONS: From Boots Pharmacy, Higher Street, the apartment is a short walk on The Boatfloat, walk towards Fairfax walk to the town centre and the River Place, and take the first turn right into Dart with the closest on-street parking on Higher Street or Newcomen Road. Then turn left into Higherside Street. Higherside will be found halfway along on your right-hand side. The apartment would benefit from refurbishment throughout.

DESCRIPTION: Flat 10, Higherside is a superb opportunity for somebody looking for their first home, a smaller home or as an investment. Located on





THE ACCOMMODATION COMPRISES: - The communal door opens into the entrance hallway with stairs rising to the first and second floors. With access to the rear courtyard from the first half landing.

The apartment front door opens into the hallway with all rooms leading from.

Bedroom Two - With picture rails and a double-glazed window overlooking the front aspect.

Bedroom Three - With picture rails and a double-glazed window overlooking the front aspect. An impressive second bedroom could be created if these two bedrooms were knocked together. (Subject to the relevant freeholder permissions)

Principal Bedroom - A large room with picture rails and a double-glazed window overlooking the rear courtyard.

Bathroom - A matching white suite comprising a sink, bath with handheld shower attachment and toilet. White ceramic tile around the bath area and lino flooring.

Living/Dining Room - A very generous room with a double-glazed bay window looking over the front

aspect. Additional built-in storage, assumed to one have been an airing cupboard.

Kitchen - A good selection of floor and wall-mounted units and laminate worksurfaces and inset stainless steel sink, with space for a freestanding fridge freezer, washing machine and gas or electric cooker. Three windows overlooking the rear courtyard, all double-glazed.

Outside - There is access to the rear courtyard from a half landing in the stairwell. The large communal rear courtyard has ample room to sit outside.

All main services are connected.

The service charge is approximately £44.67 per month.

COUNCIL TAX BAND: A

EPC RATING: C

POSTCODE: TQ6 9RD

N.B. This property must be a main residence.

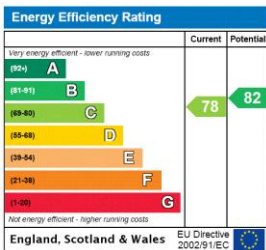
10 Higherside

Approximate Gross Internal Area
786 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2023
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.



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