



FORD, DARTMOUTH
£189,000 LEASEHOLD

**A SOUTHERLY FACING APARTMENT NEAR THE
TOWN CENTRE.**

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

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DIRECTIONS: Turn right from the Market Square into Victoria Road. Drive up Victoria Road past the bowling green on your right and 100 yards up Victoria Road turn right into Ford. The large pink house will be on your right. Carry on across the car park and up the path. 20 Ford is at the end of the walkway.

DESCRIPTION: Facing south and with French doors leading off both the sitting room and principal bedroom, to the patio, this apartment offers wonderful potential for the discerning buyer. It has been a wonderful home over the past 45 years for two previous owners wanting to keep their independence and live closer to younger family members in Dartmouth. The property is now ready for the next chapter. Lovely high ceilings.

ACCOMMODATION:

South facing patio and small garden.

2 Bedrooms

Character features

10-minute walk to River Dart and Town

Ideal retirement flat

Ready for refurbishment, wonderful potential

OUTSIDE: - A small patio to the front of the house is the ideal place for a morning coffee, or late afternoon cocktail?

POSTCODE: TQ6 9EB

EPC RATING: D

SERVICES: All mains services are connected.

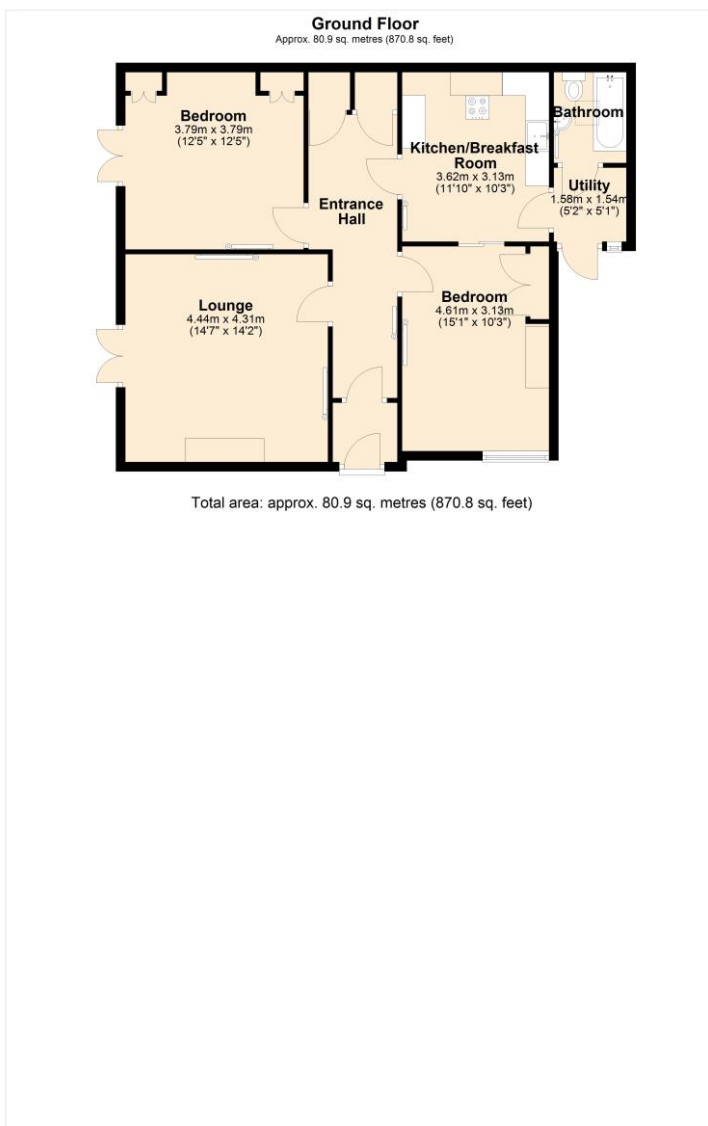
LEASE - Remainder of a 999 year lease.

N.B - This property cannot be holiday let.

Owners Comments - Mum loved her Dartmouth flat. No stairs and being on the ground floor and with a sunny patio and small garden to attend, it gave her the time to enjoy Dartmouth and her Dartmouth friends. The town was only a 10-minute walk for her, and this ensured she could meet her pals for coffees, lunches and anything social that took her fancy. (I believe this kept her fit as well)

If the sun was shining, the sitting room and her bedroom were bathed in it, and I believe this kept her spirits up. Having lovely neighbours above and to the left of her made her feel safe and secure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.

Tenure: Leasehold

Term: 955 year and 6 months

Service Charge: £0 per annum

Ground Rent: £ 1.50 Annually (subject to increase)

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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