



FOSS STREET, DARTMOUTH
£265,000 LEASEHOLD

IN THE HEART OF TOWN, A WELL PRESENTED
TWO BEDROOMED MAISONETTE.

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

Winkworth

for every step...

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SUMMARY: No chain ahead! Bolt hole, retirement home, investment, whatever suits your needs? Life in Dartmouth is so desirable.

DIRECTIONS: Although the apartment fronts on to Foss Street, the property is accessed from Market Street, 2 doors along from the Winkworth Dartmouth Office.

DESCRIPTION: Pride of ownership is reflected throughout; this apartment is beautifully presented! In the centre of town and oh so handy for all those Dartmouth attractions. The rooms are spacious, light, and airy and have the benefit of gas central heating, modern bathroom suites and kitchen fitments. There is also the benefit of a decked patio, the ideal place for those morning coffees or evening cocktails.

LEASE - Remainder of a 999 year lease. There is no sinking fund, work is paid for on an as and when basis, with Flat 1 paying a quarter of the costs. The insurance is currently £1,150.22 per annum of which Flat 1 pays $\frac{1}{4}$ of this.

COUNCIL TAX BAND:C

EPC RATING:D

POSTCODE: TQ6 9DR

***2 bedrooms**

***Ensuite**

***Private front door access**

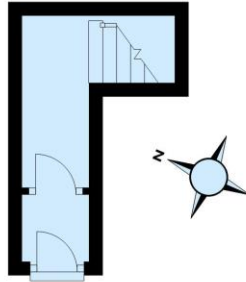
***Town centre location**

***NO CHAIN AHEAD!**



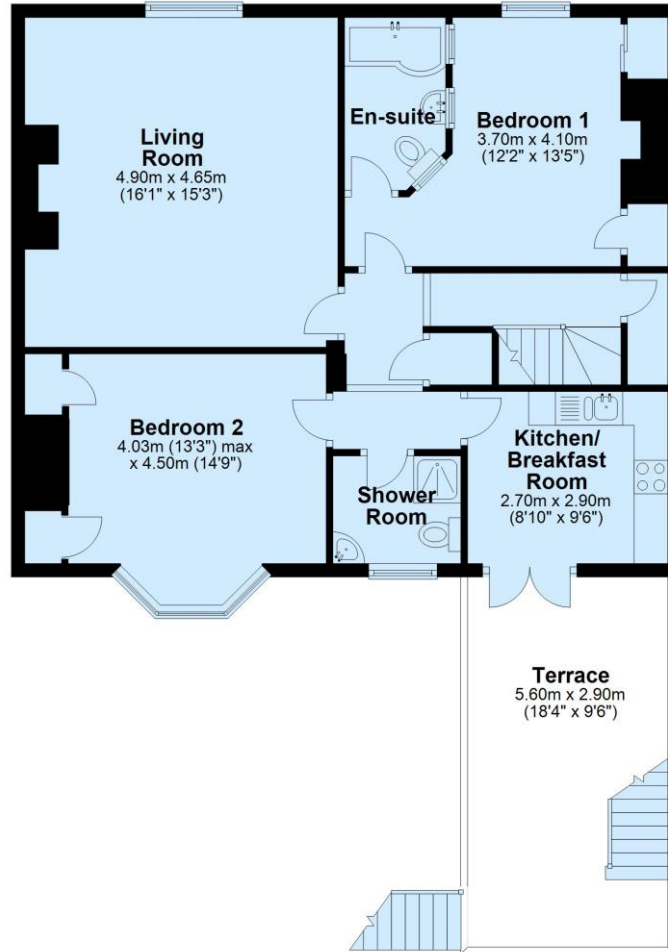
Ground Floor

Approx. 4.9 sq. metres (53.2 sq. feet)



First Floor

Approx. 78.6 sq. metres (845.7 sq. feet)



This floor plan is for illustration purposes only and is not to scale. The position, and size (800 sq. feet), appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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