



LAKE STREET, DARTMOUTH  
£215,000 FREEHOLD

**AN IDEAL LOCK UP AND LEAVE COTTAGE ON THE LEVEL YET TUCKED AWAY A FEW YARDS FROM THE TOWN CENTRE.**

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**DIRECTIONS:** From the office proceed along Market Street and at the T junction turn right onto Victoria Road. Continue along Victoria Road until reaching the Sorting Office on your right and turn left proceeding into Lake Street. Turn right onto Lake Street and the property will be found on the left hand side.

**DESCRIPTION:** An attractive end of terrace cottage, occupying a handy tucked away location, just a minute or two walk to the town centre. The property has been used as a holiday home by the current owners, has the benefit of night store and electric panel heaters. There is a modern fitted kitchen and shower room, a good sized living room which is open plan to the kitchen, a double bedroom and an attic presently uses as a bunk room. An early viewing of this property is thoroughly recommended by the agents.

**THE ACCOMMODATION COMPRISES:** - (All Measurements Approx.)

**Entrance door to:**

**VESTIBULE** - With quarry tiled floor and ceiling light point, cloak hooks and door to:

**OPEN PLAN LIVING ROOM/KITCHEN:** - 19'2" x 13'11" (5.84m x 4.24m) max

**LIVING ROOM** - Super dual aspect room with windows to front and side which are uPVC double glazed, storage heater and electric panel heater, wall lights and ceiling light point. Attractive chimney breast with raised hearth, useful cupboard, presently housing the freezer and shelving. TV aerial lead.

**KITCHEN AREA:** - Galley style small kitchen with modern cream fronted base units and drawers, stainless steel sink and mixer tap with drainer, integrated electric oven with electric hob. Work surface areas with splashback tiling, obscured small uPVC double glazed window to front, ceiling lights. Integrated fridge. Stairs lead from the living room and turn to the:

**LANDING** - With single glazed multi paned window to the front.

**DOUBLE BEDROOM:** - 13'4" x 9' (4.06m x 2.74m) plus recess Single glazed multi paned window to front aspect, good sized uPVC double glazed windows to side, night storage heater, ceiling light point, coving.

**SHOWER ROOM** - Three piece suite in white comprising corner shower cubicle with 'Mira' electric shower. Low dual flush W.C., pedestal wash hand basin, tiled walls, coving, ceiling light point. Single glazed obscured window to rear, chrome ladder type heated towel rail. Pocket style door, shaver socket. From the landing paddle type stairs lead to the:

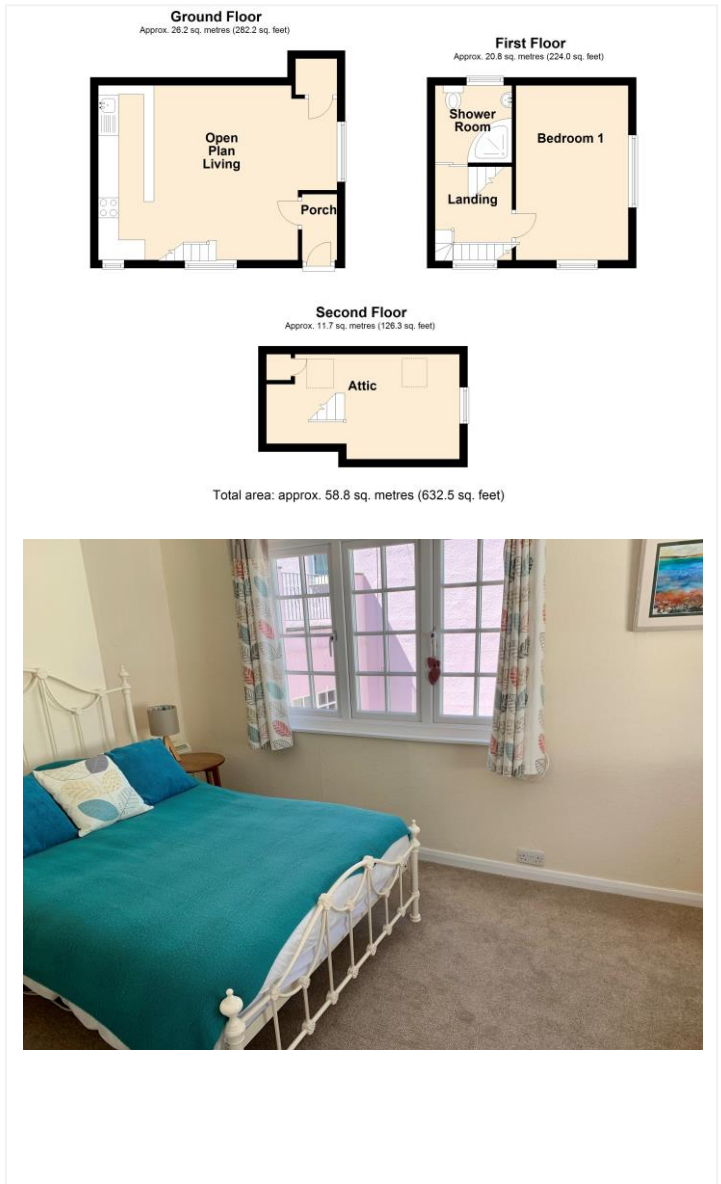
**LOFT** - Presently used as a bunk room with two skylights and a gable end window. There is an electric panel heater and plenty of storage.

**COUNCIL TAX BAND:** - B (Currently £1708.62 for 2021/22)

**EPC RATING:** G

**POSTCODE:** TQ6 9DS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		73
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)	15	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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