



**NELSON ROAD, DARTMOUTH**  
**£120,000 LEASEHOLD**

**A TWO BEDROOM GROUND FLOOR APARTMENT IN A  
POPULAR RESIDENTIAL AREA OF DARTMOUTH.**

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**DIRECTIONS:** From Dartmouth town centre, proceed up College Way passing the Britannia Royal Naval College on your right hand side. Turn right into Britannia Avenue and follow the road for approximately ¼ of a mile. Turn right into Nelson Road and Number 3 is the first on the left.

**DESCRIPTION:** This apartment would make an ideal full-time residency or investment. With easy access on the ground floor, front and rear lawned areas and a storage shed. Sold with no onward chain and a new 999-year lease, some updating would be beneficial.

**THE ACCOMMODATION COMPRISES:** - A gated path leads through the front garden to the front door which opens into an

**ENTRANCE HALL:** - With a convenient storage cupboard.

**LOUNGE** - Double glazed window overlooking the front garden and a feature, tiled fireplace surround and hearth.

**PRINCIPAL BEDROOM** - A large room with a storage cupboard and double-glazed window overlooking the front garden.

**BEDROOM TWO:** - A generous room with a storage cupboard and a double-glazed window overlooking the rear garden.

**WET ROOM:** - A white suite comprising of a toilet and sink with an easy-access shower unit featuring a Triton electric shower and double-glazed window to the rear.

**KITCHEN** - With a selection of floor and wall-mounted units and space for a cooker, fridge and washing machine as well as additional built-in storage cupboards. Double-glazed window and door to rear garden.

**SERVICES** - Mains water, gas and electricity are connected. Heating and domestic hot water via gas-fired condensing boiler.

**LEASE:** - A new 999 Year lease will be issued upon completion.

**SERVICE CHARGE:** - £85.27 per annum £7.11 per month.  
**INSURANCE:** £149 per annum.

**N.B** - This property cannot be holiday let and no pet allowed without permission from Livewest.

**COUNCIL TAX BAND:** A

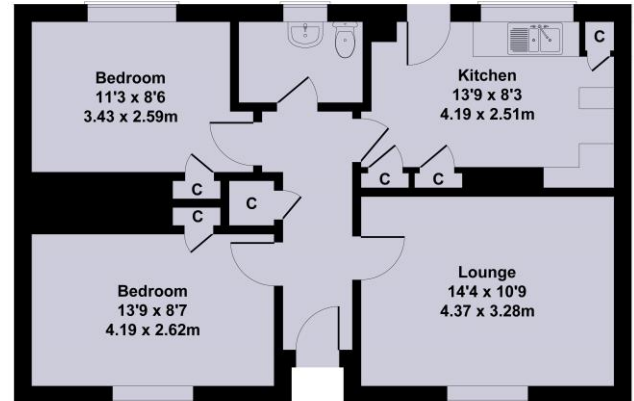
**EPC RATING:** C

**POSTCODE:** TQ6 9LZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	71	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 3 Nelson Road

Approximate Gross Internal Area  
667 sq ft - 62 sq m



#### GROUND FLOOR

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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