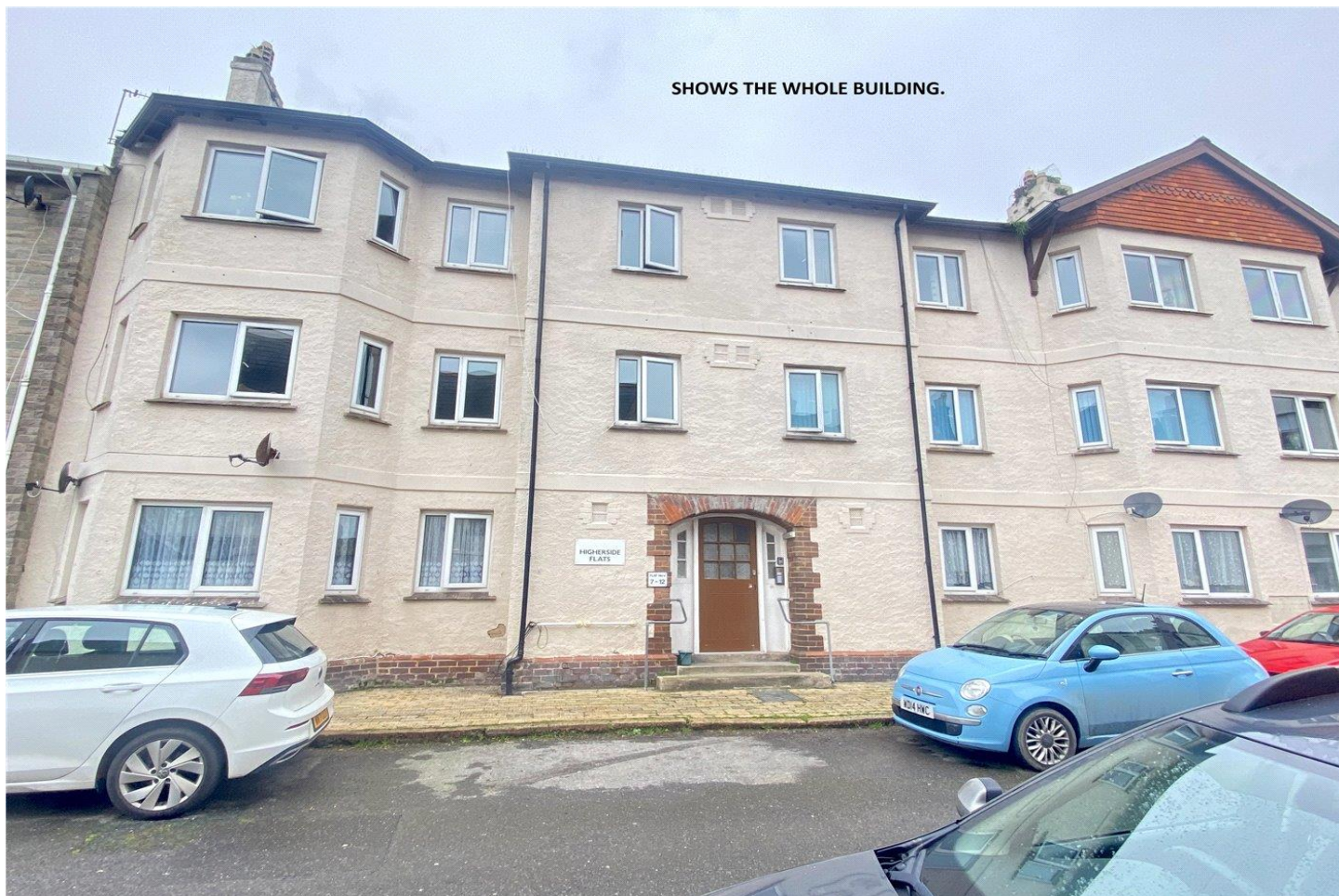


SHOWS THE WHOLE BUILDING.



HIGHER STREET, DARTMOUTH
FIXED PRICE: £130,000 LEASEHOLD

**A TWO BEDROOMED GROUND FLOOR FLAT
CLOSE TO THE TOWN CENTRE.**

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

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DIRECTIONS: From the town centre, proceed up Smith Street and take the first turning left into Higher Street and Higherside will be found on the right hand side after The Cherub Inn.

DESCRIPTION: A spacious two double bed roomed ground floor flat, occupying a tucked away location, yards from the town centre. The accommodation has the benefit of uPVC double glazing and gas fired central heating. There are communal garden areas. This is a real opportunity for either investors or first time buyers, or even downsizers. An early viewing is strongly recommended.

THE ACCOMMODATION COMPRISES: - (All Measurements Approx.)

Entrance door to:

ENTRANCE HALL - With meter cupboard, entry phone system, ceiling light point. Door to:

LIVING ROOM: - 16'9" x 10'1" (5.1m x 3.07m) into bay plus recess. Large walk-in bay window with uPVC double glazed windows to front aspect. Ceiling light point, picture rail, radiator, built-in cupboards.

FITTED KITCHEN: - 10'8" x 6'10" (3.25m x 2.08m) plus recess of 5'1" max. Range of modern matching wall and base cupboards with work surface areas, splashback tiling stainless steel sink and drainer. Space for fridge/freezer, space and plumbing for an automatic washing machine. Space and point for either a gas or electric oven. Extractor, 'Worcester' gas fired boiler providing domestic hot water and central heating. Strip light, ceiling light point, extractor, uPVC double glazed windows to rear.

BEDROOM 1: - 11'5" x 13'6" (3.48m x 4.11m) Has a window to the rear, radiator, picture rail, ceiling light point.

BEDROOM 2: - 11'4" x 10'8" (3.45m x 3.25m) plus recess. Window to front, picture rail, ceiling light point, radiator.

WET ROOM - Low flush W.C., pedestal wash hand basin, shower area. Ceiling light point, extractor.

OUTSIDE - The flat is approached from the main entrance hall on the ground floor, Flat 12 is the first door on the left. To the rear of the property are communal gardens for the use of the flats.

POSTCODE: TQ6 9RD

EPC RATING: D

COUNCIL TAX BAND: A

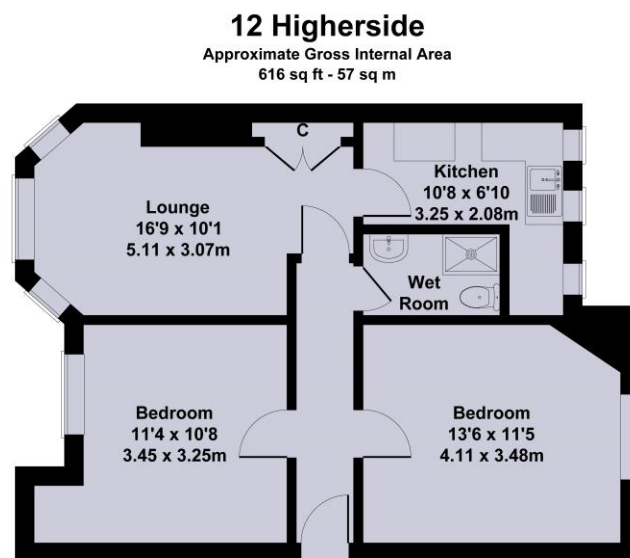
SERVICES - All mains services are connected.

LEASE: A new 999 year lease is being created.

Pets are allowed with permission of the Freeholders.

SERVICE CHARGE: £44.48 per month plus £12.05 for insurance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Not to Scale. Produced by The Plan Portal 2025
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.

Tenure: Leasehold

Term: A new 999 year lease is being created.

Service Charge: £44.48 per month plus £12.05 for insurance.

Ground Rent: £ 0

Council Tax Band: A

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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