



CHESTNUT GROVE, DARTMOUTH  
OFFERS OVER £150,000 LEASEHOLD

## A WELL PRESENTED TWO DOUBLE BEDROOMED MAISONETTE

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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 Townstal Crescent and at the T junction turn left and first right following the road along and round to the right where the property will be found at the end of the cul de sac on the left hand side.

**DESCRIPTION:** A particularly well presented and maintained two double bedroomed maisonette occupying an end of cul de sac location and enjoying views over the adjoining countryside towards the River Dart. The property has modern fitments to include kitchen and shower room ware and a very useful cloakroom/utility room of a good size. French doors from the living room open inwards with a 'Juliet' balcony and restrainer enjoying the super views. An early viewing is strongly recommended by the agents.

- - Entrance Hall. Fitted Kitchen. Lounge/Dining Room. Cloakroom/Utility Room. Two Double Bedrooms. Family Shower Room.
- - uPVC Double Glazed Windows. Gas Fired Central Heating. Attractive Easily Maintained Garden.
- - Garden Shed. Super Views. This property can be bought as an investment and let on an Assured Shorthold tenancy as a main residence

**POSTCODE:** TQ6 9GZ

**EPC RATING:** C

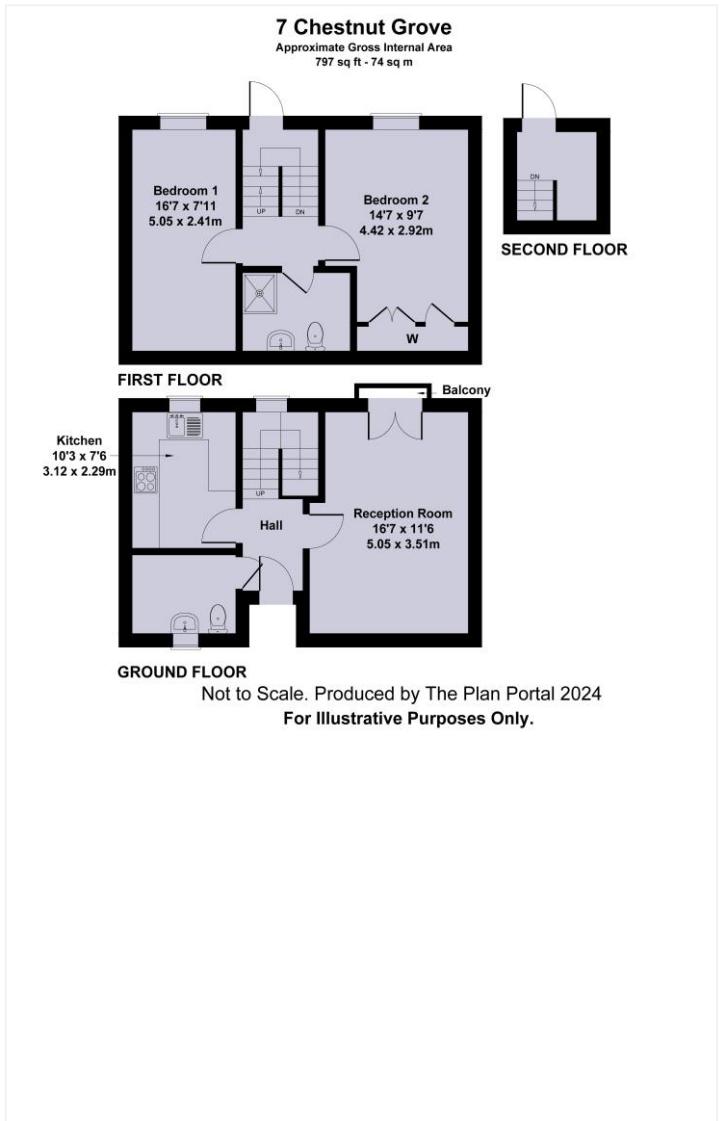
**SERVICES:** All mains services are connected.

**LEASE:** Approx 172 years left.

**SERVICE CHARGE:** £65.00 pcm.

**Pets by permission of the leaseholder Livewest.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	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:** 172 year and 4 months

**Service Charge:** £780 per annum

**Ground Rent:** £ 0 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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