



CLARENCE STREET, DARTMOUTH
£199,000 LEASEHOLD

A GROUND FLOOR FLAT CLOSE TO THE TOWN CENTRE

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

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DIRECTIONS: (Two minutes' walk from our Winkworth Office) From our office turn right on Market Street, into Broadstone. Pass Newport Street on your left, then carry on to your right onto Clarence Street.

DESCRIPTION: A ground floor flat ideal for the individual or couple who wish to live within an easy level walk to the shops, gardens, bus stop, river and all the amenities that Dartmouth has to offer. The sitting room and kitchen are bathed in all day sun, keeping the flat bright and cheerful.

- - communal entrance
- - a convenient ground floor flat
- - 2 Bedrooms
- - open plan living
- - compact kitchen
- - electric shower room
- - electric heating
- - no chain ahead
- - easy walk to town
- - a quiet and secure location

POSTCODE: TQ6 9NW

EPC RATING: E

COUNCIL TAX BAND: A

SERVICES - All mains services are connected.

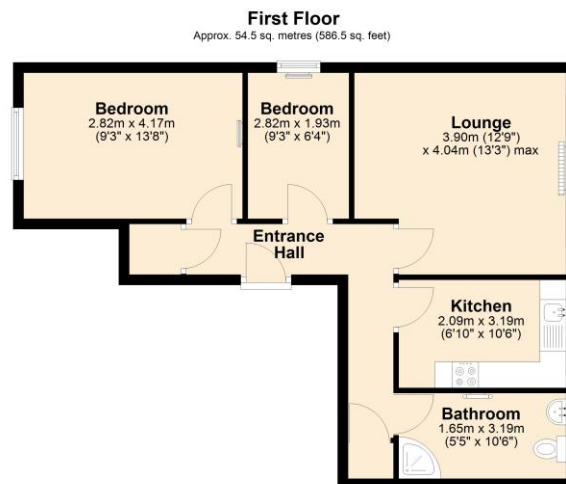
LEASE - Approximately 954 years remaining.

SERVIC - CHARGE: £1,008 per annum.

No holiday lets.

Owners Comments - Mum loved her flat! Mum is a Dartmouthian who had lived on the hill for 60 years and being fiercely independent and not wanting to leave Dartmouth found this flat in town on the level, which gave her the Dartmouth lifestyle for another 11 years. She could walk to all the shops, community activities and keep in touch with her Dartmouth friends.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	50 E
21-38	F		
1-20	G		



Total area: approx. 54.5 sq. metres (586.5 sq. feet)



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: 954 year and 0 months

Service Charge: £1008 per annum

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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