



SOUTH FORD ROAD, DARTMOUTH,
£250,000 LEASEHOLD

STYLISH AND SNAPPY 2-BEDROOM APARTMENT.

SUMMARY: Stylish and snappy 2-bedroom apartment. Presented to a high standard! Bachelorette Pad, Batchelor Pad or Holiday Let, to add to your property portfolio? Minutes' walk to the centre of Dartmouth with all the attractions this riverside town has to offer.

AT A GLANCE

- Balcony with views across Dartmouth
- Kitchen/Dining/ Living Room open plan.
- 2 bedrooms
- Family Bathroom, fully tiled.
- Ideal lockup and leave.
- Leasehold-Share of Freehold
- Mains water and electric heating

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DESCRIPTION:

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DIRECTIONS: From our office, head to Victoria Rd, turn left, then next right onto Anzac St, straight on past St Saviour's church, and up the steps. Then right onto Smith St leading into South Ford Rd, where the property can be found on the right-hand side.

OWNERS COMMENTS - The Salt Box has been a perfect holiday home, tucked away in its quiet location, a lovely character road, yet close to the town centre. Quirky, unique, with its own garden entrance. We love that. A wonderful place to unwind after a day's sailing or a long seaside walk. Owned since 2014, it introduced and accommodated us well for Dartmouth, the South Hams, and the SW. So much so, we have moved lock stock and barrel to the region, into the hinterland with space.

Initially we rented it out for when we weren't there, but being retired and quickly using for 5/6 months pa, leaving own stuff, we stopped. However, this could work well for owners keen to do this.

LEASE: 958 years remaining. Costs are split as and when and Number 64 pays 25 % of the costs.

SERVICES: All mains services are connected. The heating is electric storage heaters.

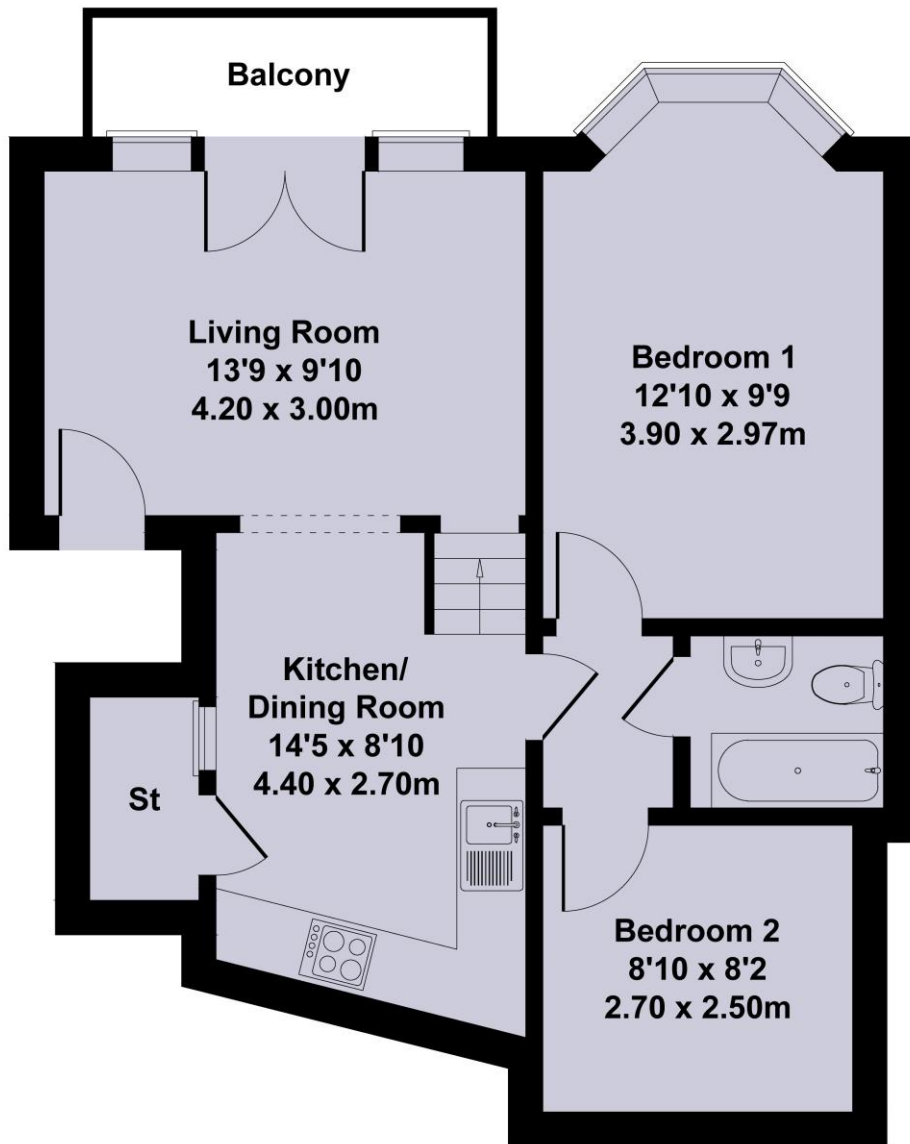
COUNCIL TAX BAND: B

EPC RATING: C

POSTCODE: TQ6 9QS

64 Southford

Approximate Gross Internal Area
560 sq ft - 52 sq m



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.

Energy Efficiency Rating					
	Potential				
<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>71</td> <td>75</td> </tr> </tbody> </table>	Current	Potential	71	75	
Current	Potential				
71	75				
(92-100) A (81-91) B (69-80) C (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				

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