



HIGHER STREET, DARTMOUTH
£97,500 LEASEHOLD

**A CONVENIENTLY SITUATED GROUND FLOOR ONE BEDROOMED
FLAT JUST YARDS FROM THE TOWN CENTRE.**

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

Winkworth

for every step...

winkworth.co.uk

DIRECTIONS: From the town centre walk into Fairfax Place and right into Smith Street. Turn left into Higher Street and the property will be found approximately 100 yards on your right hand side.

DESCRIPTION: An ideally situated town centre ground floor apartment which was modernised approximately six years ago with a fitted kitchen and efficient electric heaters. There is a three piece bathroom suite with shower over the bath and the windows are uPVC double glazed. There is an open fire in the lounge. This would make an ideal affordable starter or retirement home, set in a Conservation Area and Area Of Outstanding Natural Beauty.

THE ACCOMMODATION COMPRISES: (All Measurements Approx.)

Entrance door to:

ENTRANCE HALL: With ceiling light point.

OPEN PLAN LOUNGE/KITCHEN: 13' x 11'4" plus recess

MODERN FITTED KITCHEN AREA: With a range of matching wall and base cupboards with sink, drainer and mixer tap. Integrated electric oven and fitted hob with filter and hood over. Work surface areas with splashback tiling.

LOUNGE/DINING AREA: Open fire with wooden mantle over, ceiling light point, uPVC double glazed window to front aspect. **AIRING CUPBOARD** with large hot water cylinder. Electric panel heater. Laminate flooring.

BEDROOM: 8'6" to wardrobe x 6'10 average. Window to rear, ceiling light point, electric panel heater, fitted cupboard.

BATHROOM: Three piece suite in white comprising a panelled bath with grab handles and electric shower over. Pedestal wash hand basin, low flush W.C., obscured window to rear, ceiling light point, part tiled walls.

OUTSIDE: There is a **SHARED USE OF COMMUNAL GARDEN/COURTYARD.**

POSTCODE: TQ6 9RE

EPC RATING: E

COUNCIL TAX BAND: A

SERVICES: Electrics and mains drainage are connected.

LEASE: 125 Years from 1989.

GROUND RENT: Approx. £10 per annum.

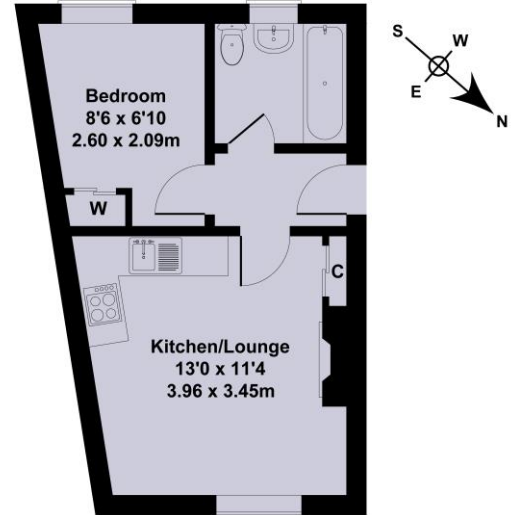
SERVICE CHARGE: £36.00 approx. paid monthly.

NB: Restrictions - It must be brought to all Purchasers attention that the following restrictions apply to this property: "Not to use the property for any purpose other than as a main residence and in particular not to use the property as a second home nor to use the property as a holiday home". "Any Purchaser must have lived or worked in Devon for the last 3 years.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E	39	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Flat 2 Victory House

Approximate Gross Internal Area
312 sq ft - 29 sq m



Not to Scale. Produced by The Plan Portal 2024
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

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.

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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.