



HIGHER STREET, DARTMOUTH
£130,000 LEASEHOLD

A GROUND FLOOR TWO BEDROOMED FLAT.

SUMMARY: A CENTRALLY LOCATED GROUND FLOOR FLAT WITH ALL THE TOWN FACILITIES AT HAND.

AT A GLANCE

- Entrance Hall. Lounge.
- Kitchen/Breakfast Room.
- Two Double Bedrooms.
- Bathroom. Gas Fired Central Heating.
- uPVC Double Glazing. Communal Gardens To The Rear. Main Residency Applies.

Dartmouth | 01803 832288
3a Market Street, Dartmouth, TQ6 9QE

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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. Communal ground floor entrance hall and the door to Number 6 is on the left.

DESCRIPTION: An ideally located ground floor flat, tucked away, yet just yards from all the town centre facilities. It has the benefit of gas fired central heating and uPVC double glazing. There are communal gardens to the rear. An early viewing of this property is strongly recommended to avoid disappointment.

THE ACCOMMODATION COMPRISES: - (All Measurements Approx.)

Entrance door to:

ENTRANCE HALL: - With radiator, meter cupboard and ceiling light point.

LOUNGE: - 16'7" x 12' (5.05m x 3.66m) irregular shaped) Windows to front aspect, radiator, ceiling light point, picture rail and store cupboard.

KITCHEN/BREAKFAST ROOM: - 11' x 7'2" (3.35m x 2.18m) plus recess 5'2" x 3'10" A range of matching wall and base cupboards, gas and electric point for cooker, stainless steel sink and drainer. Breakfast bar, radiator, 'Worcester' gas fired boiler providing domestic hot water and central heating. Ceiling light point, extractor, telephone point. Windows overlooking the communal rear gardens.

BEDROOM 1: - 11'6" x 13'7" (3.5m x 4.14m) Window to rear overlooking the communal gardens. Ceiling light point,

picture rail, radiator.

BEDROOM 2: - 11'4" x 10'3" (3.45m x 3.12m) plus wardrobe recess. Window to front, radiator, picture rail, ceiling light point.

BATHROOM - Three piece suite in white comprising low flush W.C., pedestal wash hand basin, panelled bath with 'Mira' electric shower over. Ceiling light point, extractor.

OUTSIDE - To the rear of the property are good sized communal gardens.

POSTCODE: TQ6 9RD

EPC RATING: C

COUNCIL TAX BAND: A

LEASE: Approx 378 years remaining.

SERVICE CHARGE: Currently £7.80 per week to cover:

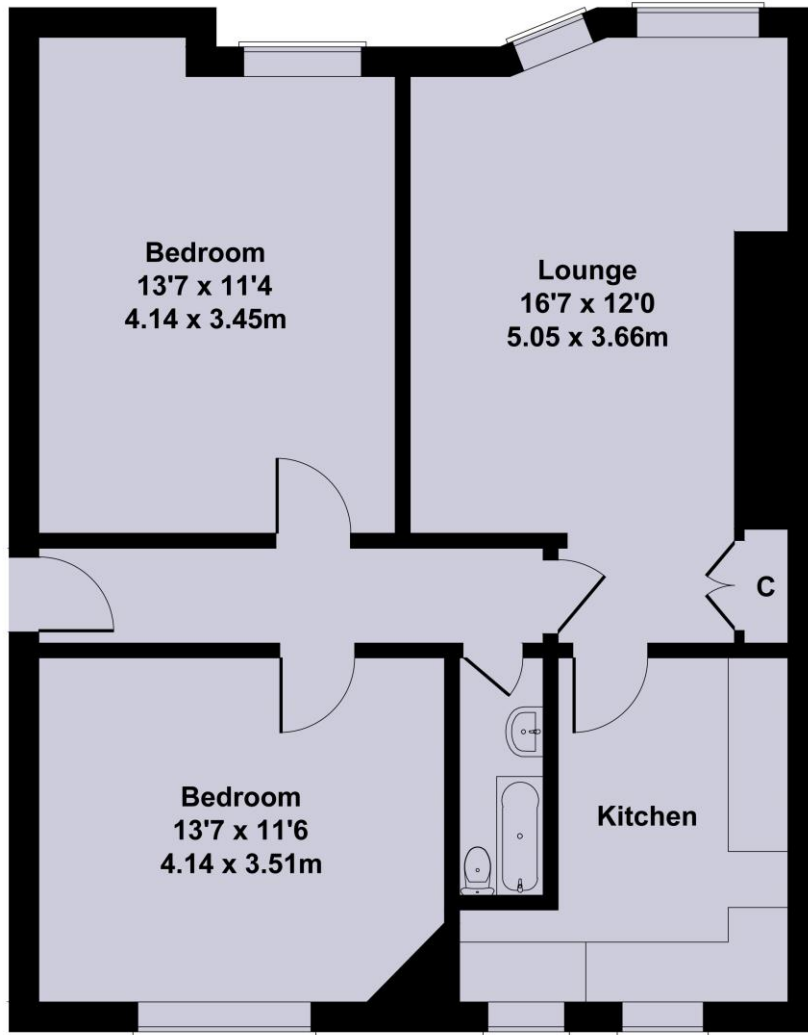
- Communal Elec
- Ground maintenance
- Light bulb replacement
- Mobile caretaker
- Fire safety costs
- Scheme risk assessment

N.B IT SHOULD BE NOTED THAT THIS PROPERTY MUST BE A MAIN RESIDENCE.

SERVICES: All mains services are connected.

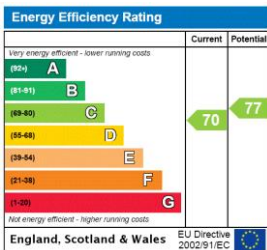
6 Higherside Dartmouth

Approximate Gross Internal Area
793 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2024
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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.



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