



WINDSOR ROAD, DARTMOUTH
£120,000 LEASEHOLD

A MODERNISED FIRST FLOOR ONE BEDROOMED FLAT.

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

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DIRECTIONS: From Dartmouth proceed up College Way passing the BRNC on your right hand side, proceed straight ahead at the mini roundabout and turn right into Ivatt Road. Take the first turning right and first turn right again into Windsor Road where the property will be found on the right hand side.

DESCRIPTION: A superb first home or retirement home or investment property occupying the first floor of a two storey building close to the schools, and Dartmouth swimming pool and leisure centre. The property has been modernised and updated with the benefit of UPVC double glazing and gas central heating. There is an easily maintained garden and an early viewing is essential.

THE ACCOMMODATION COMPRISES: - (All Measurements Approx.)

uPVC double glazed entrance door:

ENTRANCE HALL: - With coving, ceiling light points, radiator.

UTILITY/STORE CUPBOARD - With plumbing and space for automatic washing machine gas fired central heating boiler (approximately one year old) providing domestic hot water and central heating (can be controlled remotely from the phone).

FITTED KITCHEN: - 10'4" x 5'10" (3.15m x 1.78m) A modern white suite with wall and base units. Stainless steel sink, drainer and mixer tap, fitted electric oven and matching hob with stainless steel hood and light over. Space for fridge freezer, radiator, access to roof space

LOUNGE DINING ROOM: - 14'9" x 8'11" (4.5m x 2.72m) Recently installed electric fire and suite, TV aerial point, uPVC double glazed windows overlooking the rear garden, radiator, built-in shelved cupboard.

OPEN ACCESS THROUGH TO THE BEDROOM: - 10'11" x 8'11" (3.33m x 2.72m) With window to front aspect, radiator, ceiling light point, coving, built in store cupboards.

OUTSIDE - The property is approached from Windsor Road by a flight of external steps to the front door with canopy and outside light. Attractive rear garden area with paving and terrace and raised borders and beds, having a good degree of privacy. Parking is usually available on the road.

COUNCIL TAX BAND: A

EPC RATING: D

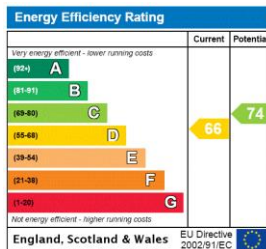
POSTCODE: TQ6 9LS

N.B. THIS PROPERTY MUST BE A MAIN RESIDENCE.

LEASE - 125 YEARS FROM 1992

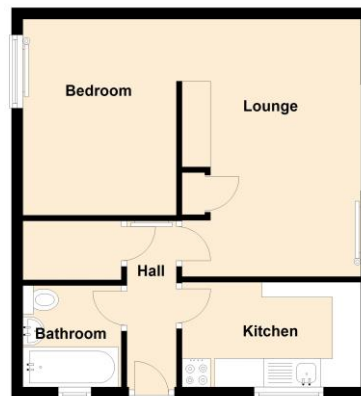
SERVICE CHARGE: £34 PER MONTH

SERVICES: All mains services are connected.



Ground Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 38.4 sq. metres (413.0 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.

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