



HIGHER STREET, DARTMOUTH  
FIXED PRICE: £66,500 LEASEHOLD

## A SECOND FLOOR STUDIO FLAT IN NEED OF MODERNISATION.

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**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:** A very well situated second floor flat in the centre of Dartmouth yet tucked away from the main hustle and bustle and enjoying a super outlook over the roof tops to the nearby River Dart, Kingswear and Dart Valley. The property is in need of some modernisation and decoration and there is a fitted kitchen, separate living/bedroom and a bathroom. There are communal gardens to the rear and an early viewing is strongly recommended.

**THE ACCOMMODATION COMPRISES:** - (All Measurements Approx.)

**Entrance door to:**

**ENTRANCE HALL:** - With access to loft, radiator.

**LIVING ROOM/BEDROOM:** - 13'6" x 11'4" (4.11m x 3.45m) plus chimney breast recesses. Radiator, linen cupboard, cupboard with shelving and hanging rail, telephone point, further storage cupboards, ceiling light point. Window to front enjoying a super outlook over the historic roof tops of Dartmouth to the River Dart and Dart Valley beyond.

**FITTED KITCHEN:** - 10'1" x 6'9" (3.07m x 2.06m) A range of fitted wall and base cupboards with stainless steel sink and drainer. Space and point for an electric cooker, work surface areas with splashback tiling. Space and plumbing for an automatic washing machine. Space for fridge. Window to rear, ceiling light point, radiator, 'Worcester' gas fired boiler providing domestic hot water and central heating.

**BATHROOM** - Three piece suite in white comprising panelled bath with 'Mira Sport' electric shower over. Low flush W.C., wash hand basin, obscured window to rear, extractor, radiator and ceiling light point, part tiled walls.

**OUTSIDE** - To the rear of the block of flats are attractive Communal Gardens.

**POSTCODE; TQ6 9RE**

**COUNCIL TAX BAND:** - A (Currently £1752.60 2025/26)

**EPC RATING: D**

**SERVICES** - All mains services are connected.

**LEASE:** - A new 999 year lease will be created.

**SERVICE CHARGE:** - £414.00 Per Annum.

**INSURANCE** - Currently £69.43 Per Annum

**N.B** - This property must be a main residence.

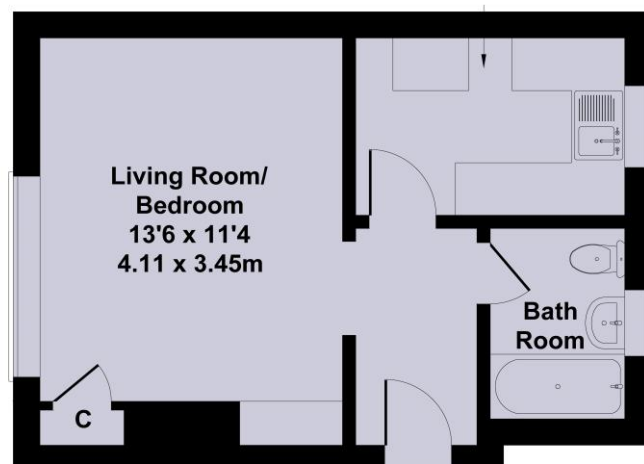
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Flat 6 Victory House

Approximate Gross Internal Area

334 sq ft - 31 sq m

**Kitchen**  
10'1" x 6'9"  
3.07 x 2.06m



Not to Scale. Produced by The Plan Portal 202  
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

**Term:** 999 year and 0 months

**Service Charge:** £414.43 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**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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