



SWAN COURT, DARTMOUTH
£179,950 LEASEHOLD

A SPACIOUS TWO STOREY APARTMENT WITH A PARKING SPACE.

SUMMARY:

A spacious and much improved two storey apartment with its own access front and rear where there is a parking space.

AT A GLANCE

- Entrance Hall. Stairs down to landing.
- Double Bedroom. Cloakroom.
- Large Mezzanine Area Ideal For Guests or Hobbies/Study.
- Stairs down to the Kitchen with open access to the Dining area and Lounge.
- Parking Space.

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

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DIRECTIONS: From the town centre or occasional guest sleeping area. proceed along Duke Street and There is a very useful parking space to continuing to Victoria Road. Follow the rear of the property. Victoria Road and proceed up the hill, where Swan Court is on your right And number nine is the last property in the Terrace.

DESCRIPTION: A well presented one bedroomed apartment over two floors with a useful mezzanine area, which could be used for a hobbies/study area





THE ACCOMMODATION COMPRISES:

Entrance door to:

ENTRANCE HALL: - With stairs down to the landing.

CLOAKROOM - With two piece white suite comprising low flush W.C. and wash hand basin. Extractor and ceiling light.

BEDROOM: - UPVC double glazed window to rear to wall light points.

MEZZANINE: - Very useful room, ideal as a study or guest bedroom area. Slimline night storage heater, two wall lights, TV aerial point.

From the landing stairs lead down to the

FITTED KITCHEN: A range of matching white wall and base cupboards. Integrated stainless steel oven with electric hob over. Filter and light. Work surface areas with splashback tiling. 1 ½ stainless steel sink and drainer with mixer tap. Space for fridge. Door to rear access with parking space. UPVC double glaze windows to side. Recessed ceiling lights. Exposed floorboards. Access through to the:

DINING AREA: - Ceramic tiled floor light storage heater, meter box, recess, ceiling lights, UPVC double glazed windows to rear. Open access through to.

LOUNGE: - Ceramic tiled floor, two up lighters. Access through to the end of Hall with useful store cupboard. Door to.

BATHROOM - Three-piece suite in white comprising panel bath with grab handles and Mira electric shower over. Shower screen, pedestal, wash handbasin, low flush WC. Part tiled walls, tiled to the shower area. Recess ceiling lights, extractor, small, obscure UPVC double glazed window to the side. Ceramic tiled floor, heated towel rail.

OUTSIDE - To the rear of the property with access from the door in the kitchen is a good size parking space.

LEASE: A new 999 year lease will be made upon completion.

COUNCIL TAX BAND: B

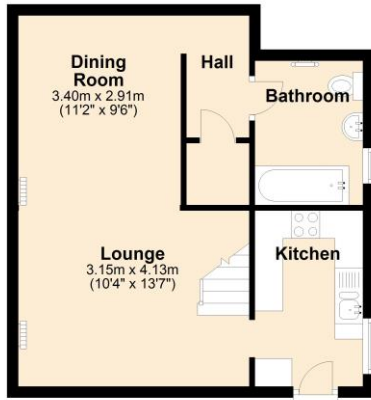
EPC RATING: E

POSTCODE: TQ6 9EA

SERVICES: Water and mains electricity are connected.

Ground Floor

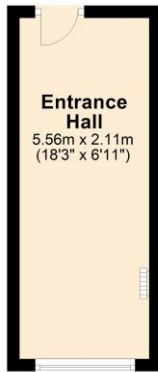
Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 77.4 sq. metres (832.8 sq. feet)

Second Floor

Approx. 11.7 sq. metres (126.3 sq. feet)

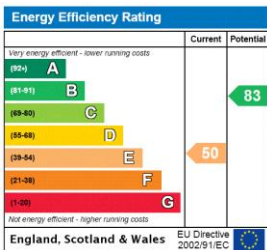


First Floor

Approx. 26.3 sq. metres (283.0 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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