



CLARENCE STREET, DARTMOUTH
£365,000 LEASEHOLD

A GRADE II LISTED TOWN CENTRE APARTMENT WITH GARDEN AND GARAGE.

SUMMARY: A BEAUTIFULLY MODERNISED AND IMPROVED GARDEN APARTMENT, ONLY A STONES THROW FROM THE RIVER DART.

AT A GLANCE

- Sitting/Dining Room.
- Kitchen/Breakfast Room.
- Two Bedrooms. Bathroom.
- Garage. Walled Garden.

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DIRECTIONS: From the office proceed along Market Street, turning right into Broadstone and continue into Clarence Street. The property will be found about $\frac{3}{4}$ of the way along Clarence Street on the left hand side.

laid to patio and lawn. It has been a successful holiday let and an internal viewing of the super property is thoroughly recommended.

DESCRIPTION: A much improved and beautifully presented first floor apartment, in a level position, tucked away in the town centre with all the facilities just a short stroll away. Of particular note is the garage and a good sized and attractive walled rear garden,





THE ACCOMMODATION COMPRISES: -
(All Measurements Approx.)

COMMUNAL ENTRANCE HALL: - With stairs to the first floor.

SITTING ROOM: - 14'2" x 18'6" (4.32m x 5.64m) With two windows to front aspect, feature fireplace, ceiling lights.

SUPER MODERN FITTED KITCHEN/BREAKFAST ROOM: 11'6" x 10'7" (3.51m x 3.22m) Integrated dishwasher, oven and hob with extractor, microwave, sink and drainer with mixer tap, ceiling lights and French doors onto the garden.

BEDROOM 1: - 10'4" x 10'6" (3.14m x 3.2m) Window to front and ceiling light point.

BEDROOM 2: - 8'7" x 7'10" (2.62m x 2.4m) Presently used with bunk beds, having window to rear and fitted cupboard.

BATHROOM - With three piece suite in white comprising a panelled bath with

shower over. Shower screen, wash hand basin set into vanity unit, low flush W.C. with concealed cistern, part tiled walls and lights.

OUTSIDE: - A super walled **REAR GARDEN** with good sized paved **SUN TERRACE** leading onto the lawned garden with timber garden shed. Just around the corner from the property is the **GARAGE**.

POSTCODE: TQ6 9NW

EPC RATING: D

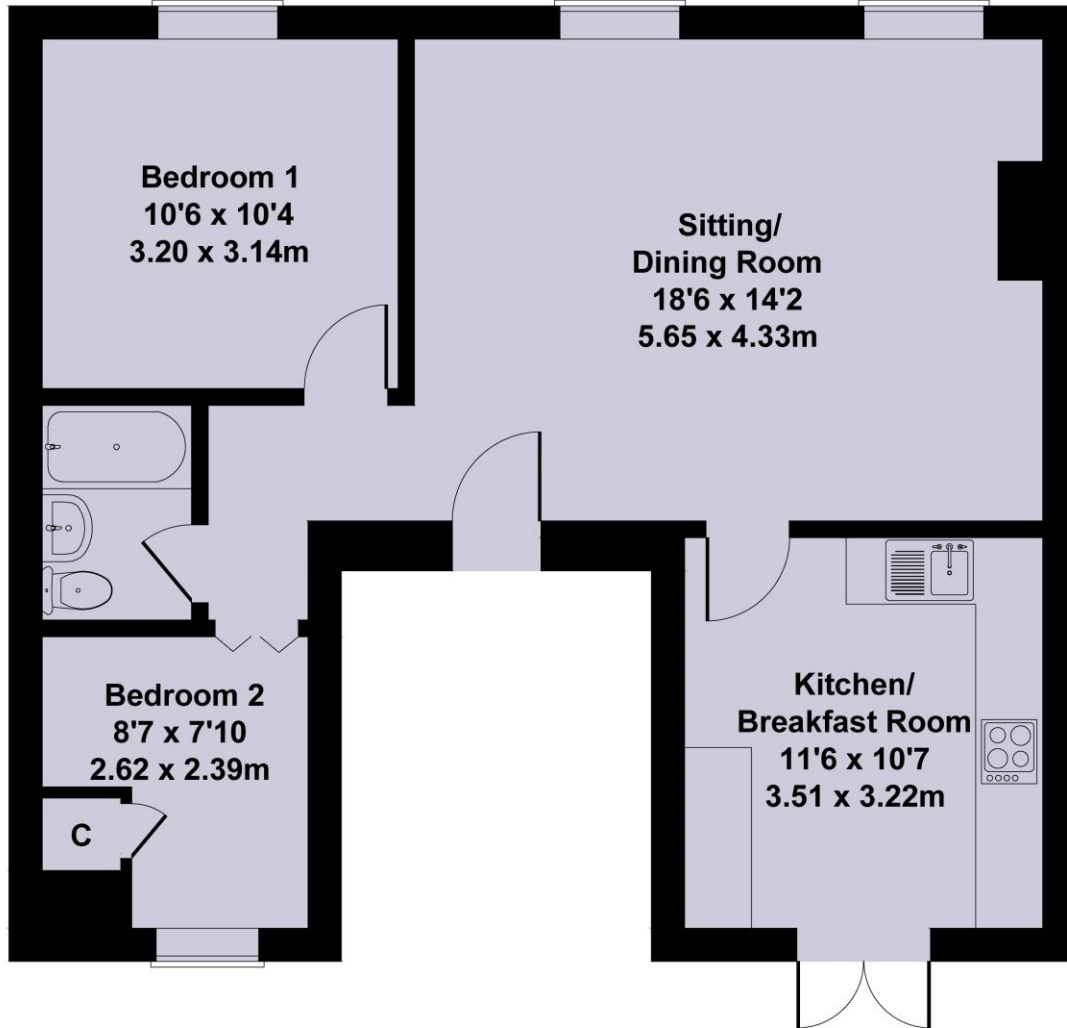
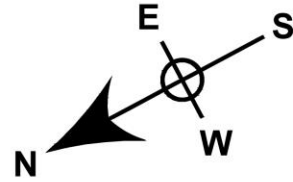
COUNCIL TAX BAND: - Currently Business Rated.

LEASE: - 999 years from October 1987
Each of the four flats pays £50 a month towards the maintenance of the building and the maintenance is managed by the owners of the four flats. Each of the owners has an ownership of the freehold and therefore there is no ground rent.

SERVICES - All mains services are connected.

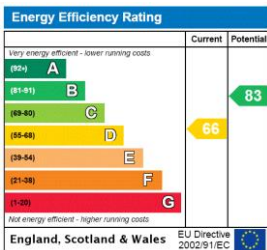
16C Clarence St

Approximate Gross Internal Area
635 sq ft - 59 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
Term: Expires - 09/10/2987
Service Charge: £50 per month towards the maintenance of the building
Council Tax Band: Currently Business Rated.
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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