



MAYFLOWER CLOSE, DARTMOUTH
£129,950 LEASEHOLD

A TWO STOREY MAISONETTE WITH SUPER VIEWS TO THE REAR.

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DIRECTIONS: From the town centre, proceed up College Way passing the Britannia Royal Naval College on your right hand side. Turn right into Townstal Crescent and at the T junction left and first right into Mayflower Close. Follow the road along and bear right, the property will be found on the right hand side.

DESCRIPTION: A particularly spacious two storey maisonette occupying a cul de sac location at the top of town with excellent amenities including the local Spar shop, Lidl's, Sainsburys, leisure centre and schools. There is a regular bus service available to the town centre for further facilities. The property has a terraced garden area to the front and a small balcony to the rear and the property also enjoys super views over the surrounding countryside to the river, especially from the top floor. This would make an ideal first time buy or retirement home and an early viewing is thoroughly recommended.

THE ACCOMMODATION COMPRISES: (All Measurements Approx.)

uPVC double glazed entrance door and side screen to:

ENTRANCE HALL: With ceiling light point, radiator, useful understairs store cupboard.

LIVING ROOM: Having radiator, two ceiling light points, full height picture window to front aspect overlooking the garden, TV aerial point.

MODERN FITTED KITCHEN/DINING ROOM: Excellent range of modern fitted wall and base cupboards with stainless steel sink, drainer and mixer tap. Space and plumbing for an automatic washing machine, integrated stainless steel electric oven with four burner gas hob over. Stainless steel hood, integrated fridge and freezer. Work surface areas with splashback tiling, window to rear enjoying views over the roof tops to the rolling South Hams countryside. **BOILER CUPBOARD** housing 'Vaillant' gas fired combination boiler providing domestic hot water and central heating, it also has useful storage. Ceiling light point. Open access through to the dining area with radiator, ceiling light point, coving, door and side screen onto **BALCONY** with views to the rear.

From the entrance hall, stairs rise to the:

FIRST FLOOR LANDING: With access to roof space, ceiling light point, door to **AIRING CUPBOARD** with slatted shelving and storage space.

BEDROOM 1: Having radiator, exposed floorboards, ceiling light point, window to front aspect. Built-in cupboard/wardrobe, further recess for storage.

BEDROOM 2: Radiator, ceiling light point. Window to rear with lovely views of the surrounding countryside to the River Dart.

SHOWER ROOM: Three piece suite in white comprising a large walk-in shower with thermostatic bar shower. Pedestal wash hand basin, low flush W.C., ceiling light point, obscured window to rear. Radiator, part tiled walls.

OUTSIDE: To the front of the property there is an easily maintained garden area laid to chipping. To the rear of the property is the balcony. Further down the cul de sac there is access to your own bin store and useful storage shed. On street parking.

POSTCODE: TQ6 9JN

EPC RATING: C

COUNCIL TAX BAND: A

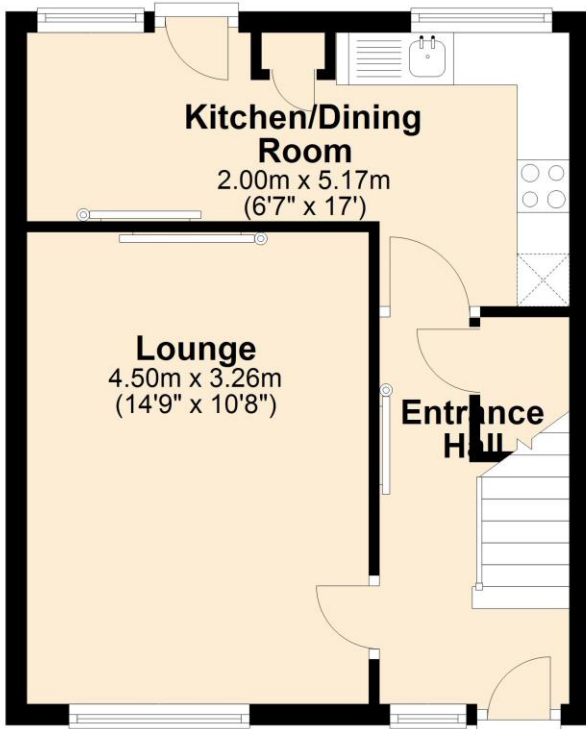
SERVICES: All main services are connected.

N.B: A main residency restriction applies so no holiday lets or second homes. It can be let out on an Assured Shorthold Tenancy.

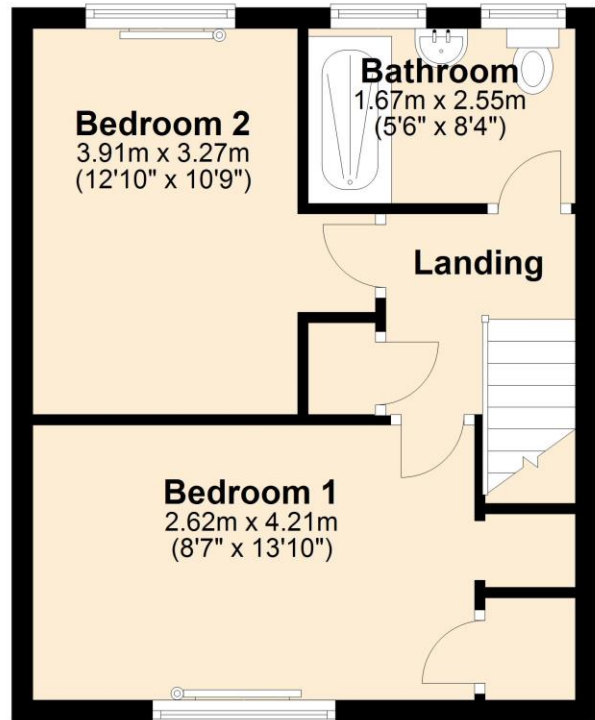
LEASE: 125 Years from 30th August 1993



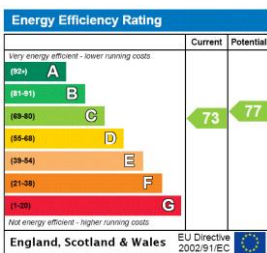
Ground Floor



First Floor



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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