



205 Norton Park
Dartmouth
£75,000

Freeborns
ESTATE AGENTS

This well appointed detached two bedroom chalet occupies an enviable position in the popular holiday chalet park, Norton Park.

This property benefits from countryside views reaching as far as the River Dart, use of the parks communal parking and grounds, an enclosed front patio and fitted wardrobes in the bedrooms.



205 Norton Park Norton, Dartmouth, Devon, TQ6 0NH

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

OPEN PLAN LOUNGE / KITCHEN / DINING AREA

Living flame electric fire, uPVC window to front. Carpet throughout lounge and dining area.

A range of base and eye level units with marble effect worktop over, stainless steel sink and drainer, integrated Hygena electric oven with electric 4 ring hob, tiled splashback, wood effect laminate flooring and uPVC window to side.

SHOWER ROOM / WC

White 3 piece suite, low level WC, sink and walk in Mira electric shower, heated ladder style towel radiator, Dimplex wall heater, vanity mirror, tiled walls and floor, obscure uPVC window to rear, storage cupboard.

BEDROOM 1

Full length fitted wardrobes with hanging space and shelving, wall mounted electric heater and uPVC window to rear with countryside views.

BEDROOM 2

Full length fitted wardrobes with hanging space and shelving, wall mounted electric heater and uPVC window to rear with countryside views.

OUTSIDE

To the front of the property, there is an enclosed seating area with a path leading to the road and communal parking nearby.

The property also benefits from the park's communal grounds.

SERVICES

Electricity, water and drainage are connected.

TENURE

Leasehold 99 years from 25.03.1969

BUSINESS RATES

Rateable Value: £2,400.

100% small business rates relief may be available if all qualifying criteria are met.

COUNCIL TAX BAND

Amount payable approx

We have been informed that by the chalet owners association that they have received confirmation from South Hams District Council that the chalets on this site receive a class L exemption and therefore will not be liable for a double council tax charge as is the case with other 2nd homes.

EPC RATING -

Awaiting EPC.

USAGE

12 months holiday use only.

GROUND RENT

Approximately £279.55 per quarter.

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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