



2 Dart View Higher Street

Dittisham

£240,000

Freeborns
ESTATE AGENTS

A 2 bedroom ground floor flat with spectacular views of the River Dart, with modern kitchen, shower room and garden area.



2 Dart View Higher Street, Dittisham, Devon, TQ6 0HU

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE

uPVC door, coat hooks and storage.

Porch leads to:-

LOUNGE

Luxury grey carpet with uPVC window to south facing view of garden, 5kw dual fuel wood burner, electric storage heater, cupboard concealing hot water tank with storage over and back boiler for hot water.

HALLWAY

Leads to:-

KITCHEN

Modern eye and base level grey units with under counter lights, stainless steel sink with drainer, wood effect worktops, integrated electric hob and cooker and extractor fan, integrated fridge freezer, pantry cupboard storage with electric fuseboard, uPVC door and window to rear, leading to spectacular view of the river, garden and seating area.

SHOWER

Fitted counter sink and toilet, mirror with light, large shower unit with Mira shower.

BEDROOM 1

uPVC window to front garden, electric heater.

BEDROOM 2

uPVC window to rear with river view, electric storage heater.

OUTSIDE

GARDEN

Storage shed and communal access for entrance to property. Front garden with gravelled front and bench.

PARKING

Included is a parking permit from the local council to park in Ham car park. - TBC

SERVICE CHARGE

Payable per month approx £35

GROUND RENT

Approx £10 per annum

TENURE

Leasehold 125 years from 1989.

N.B. THERE IS A DEVON COVENANT OF LIVING AND WORKING FOR THE LAST THREE YEARS IN DEVON. THIS MUST ALSO BE A MAIN RESIDENCE.

COUNCIL TAX BAND A

Amount payable approximately £1437 per annum.

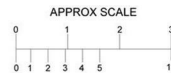
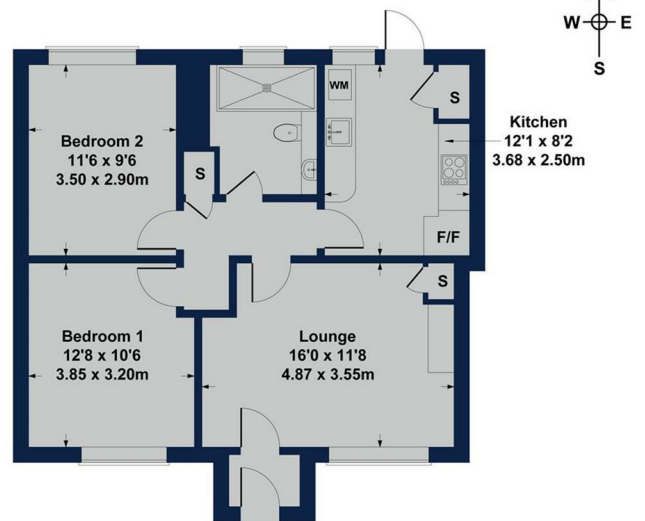
EPC RATING - D

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.

2 Dart View, Dittisham

Approximate Gross Internal Area
678 sq ft - 63 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan PortalPotterplans Ltd. 2021



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