

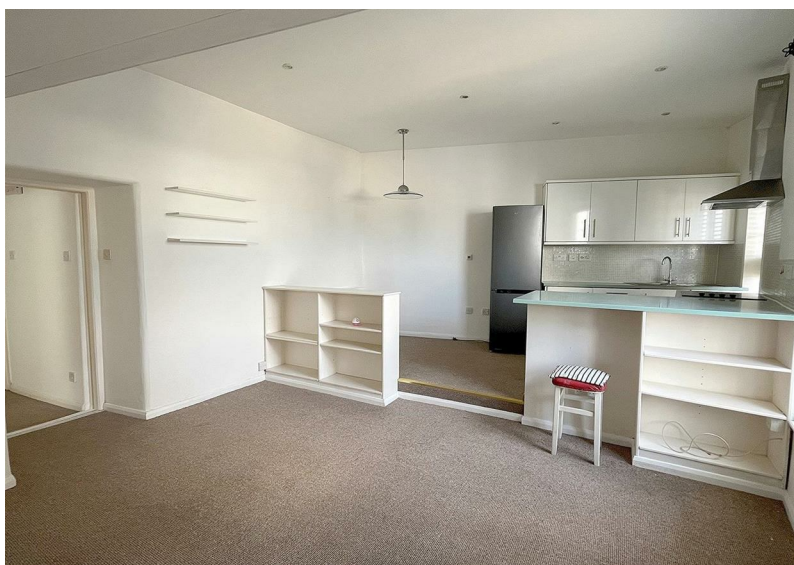


## 2 Above Town

Dartmouth  
£169,999

*Freeborns*  
ESTATE AGENTS

A modernized 2 bedroom ground floor flat just minutes from Dartmouth town centre with attractive views of the town. Ideal for second home or a first time buyer.





# 2 Above Town, Dartmouth, Devon, TQ6 9RG

## DIRECTIONS

From Freeborns office proceed out across Fairfax Place into Smith Street, upon passing the Seven Stars public house on your right carry on up the hill bearing left up Crowthers Hill and the entrance to Above Town is halfway up the hill on the left. The front door to the property can be found immediately in front of you under the sign 'Above Town'.

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

### ENTRANCE

### LOUNGE: 14'10" X 10" (4.52M X 3.05M)

TV cable, phone point, sash window to front with half length shutter, open plan to:

### KITCHEN/DINING ROOM 15' X 10'2" (4.57M X 3.10M)

A range of modern base and eye level units, integrated electric oven with hob and extractor over, integrated dishwasher, stainless steel sink, drainer and mixer tap, fridge/freezer, 'Dimplex Quantum' night storage heater, sash window with shutter to front.

### HALLWAY

### SHOWER ROOM

Three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle with Mira Sport electric shower over, heated towel rail, extractor fan, washing machine with shelving over.

### BEDROOM 1 10'6" X 9'6" (3.20M X 2.90M)

Electric panel heater, built in wardrobe, cupboard housing electric meter and fuse box, Upvc window to side.

### BEDROOM 2 13'2" X 8'6" (4.01M X 2.59M)

Electric panel heater, windows to side.

### EPC - E

### COUNCIL TAX BAND B

Amount payable approximately £1759 per annum.

### SERVICES

Electricity, water and drainage are connected.

### TENURE

Leasehold 500 years from 2nd February 1973 and share of Freehold.

### SERVICE CHARGE

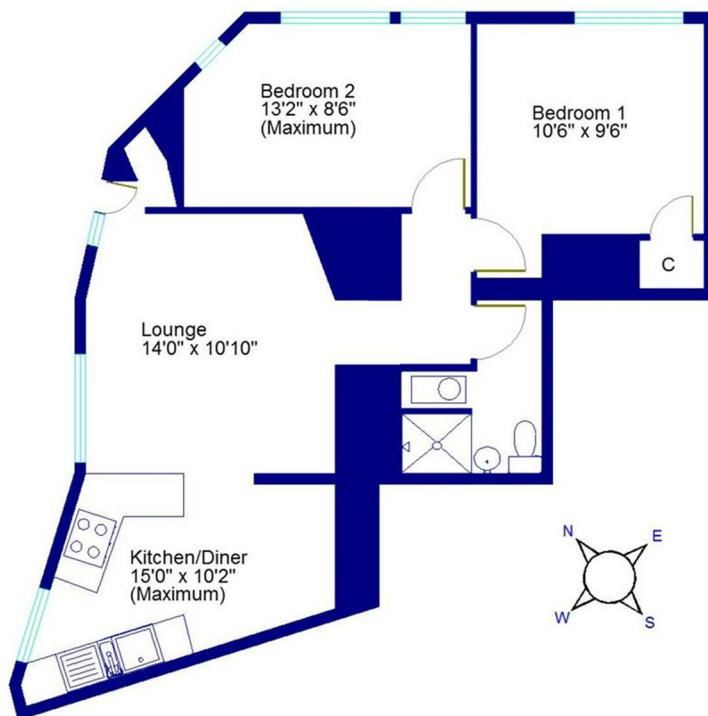
Approximately £70 payable monthly TBC.

### 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.

## No. 2 Above Town Dartmouth



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor Business Etc Ltd.  
© Drawing by Business Etc Ltd : 01422 823172 www.fastplan.co.uk  
Drawn in the UK. Unauthorised reproduction prohibited. Drawing No. 207994/C

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

*Freeborns*  
ESTATE AGENTS

