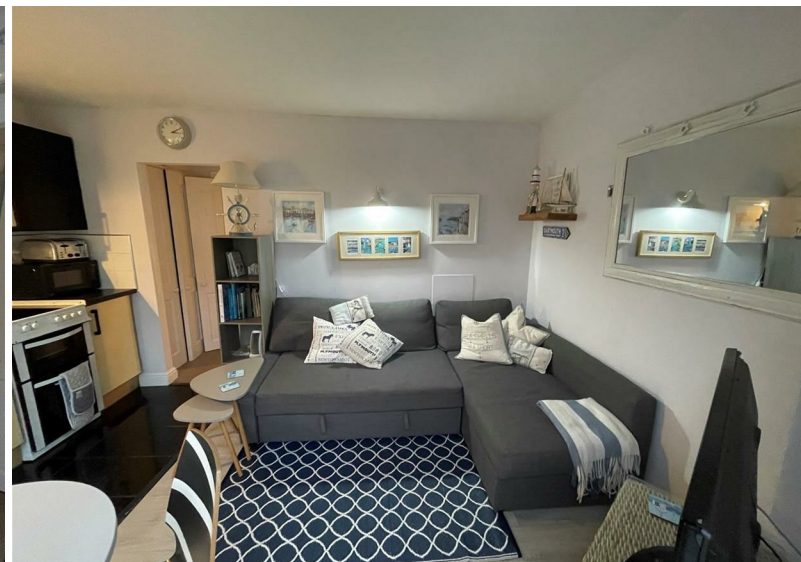




**448 Norton Park**  
Dartmouth  
£32,500

*Freeborns*  
ESTATE AGENTS

A well presented one bedroomed holiday chalet located in a tranquil position on the bottom boundary of Norton Park. The chalet benefits from uPVC double glazing and parking.



# 448 Norton Park Norton, Dartmouth, Devon, TQ6 0NH

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### LOUNGE/KITCHEN 13'7" X 9'0" (4.15 X 2.75)

Double glazed windows to front, double glazed door to front, laminate flooring, range of base and wall mounted cupboards, worksurfaces, inset single drainer stainless steel sink, space for cooker, space for undercounter fridge, tiled splashback, granite tiled floor to kitchen area.

### INNER LOBBY

Cupboard, doors to:-

### BEDROOM 9'0" X 8'0" (2.75 X 2.45)

Wall mounted cupboards, double glazed window to rear.

### SHOWER ROOM 5'10" X 5'2" (1.8 X 1.6)

Double glazed window to rear, shower enclosure with 'Mira Sprint' electric shower, wash hand basin, close coupled WC, part tiled walls, wood effect lino flooring, wall mounted electric heater..

### OUTSIDE

The chalet benefits from communal parking and has the use of the parks communal grounds and visitors parking, this property is located at the edge of the site and provides an attractive and peaceful outlook.

### SERVICES

Electricity, water and drainage are connected.

### GROUND RENT

Approximately £192 payable quarterly.

### TENURE

Leasehold 99 years from 1971.

### USAGE

Holiday usage only.

Planning for 12 months holiday usage in place.

### BUSINESS RATES

Rateable Value: £2,075

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.

### COUNCIL TAX BAND

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 - E

### 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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