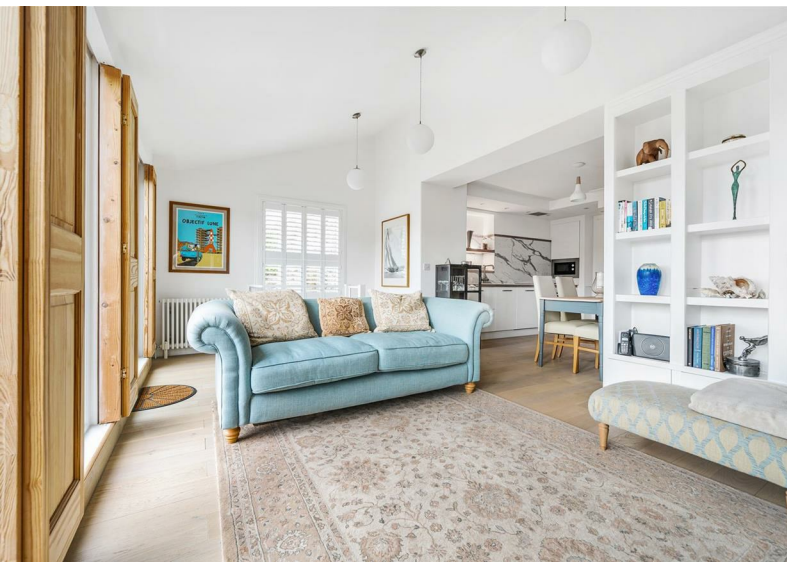




1 Coxs Steps
Dartmouth
£395,000

Freeborns
ESTATE AGENTS

Located in the heart of Dartmouth town centre is this beautifully remodelled and refurbished two bedroom apartment with a balcony offering roof top views towards the Dart Estuary and Kingswear and enjoying the benefit of a courtyard garden. This property comes with the considerable benefit of the building freehold.



1 Coxs Steps, Dartmouth, TQ6 9JF

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE PORCH

Sliding door to:-

KITCHEN / DINER

Range of modern white high gloss kitchen units, stainless steel sink with instant boiling water tap, reused shelving with back lighting, NEFF inset 4 ring electric induction hob, electric fan assisted oven under, extractor built into ceiling above, integrated dishwasher, fridge and freezer, microwave, engineered wood flooring, recessed wall cupboards, recessed boiler cupboard with 'Ideal' gas boiler, designer radiator, downlighters.

Opening to:-

SITTING ROOM

Double glazed French doors to balcony with rooftop views over Dartmouth and towards Kingswear, wooden shutters, designer radiator, stairs to lower ground floor, engineered wood flooring.

BEDROOM TWO

Frosted glazed window to front, designer radiator, engineered wood flooring, built-in cupboard housing space and plumbing for a washing machine, door to en suite.

EN SUITE SHOWER ROOM

Shower enclosure with electric shower, designer wash hand basin, low level WC, fully tiled walls, floor and ceiling, extractor fan.

LOWER GROUND FLOOR

Double glazed door to garden, stairs to ground floor, door to:-

BEDROOM ONE

Double glazed window to side, understairs storage cupboard, 2 sets of recessed wardrobes, engineered wood flooring, designer radiator, door to en suite.

EN SUITE BATHROOM

Double glazed frosted window to side, designer bathroom suite comprising ball and claw foot freestanding roll top bath with mixer tap and shower attachment, wash hand basin, hidden cistern WC, heated towel radiator, half panelling to walls, engineered wood flooring, recessed storage cupboard, recessed medicine cupboard, extractor fan.

GARDEN

Delightful secluded paved courtyard garden, stone wall to one side, side access gate.

MAINTENANCE

Shared between the 2 apartments.

TENURE

Freehold of the whole building.

COUNCIL TAX BAND D

Amount payable approximately £2261 per annum.

EPC RATING - C

SERVICES

Electricity, mains gas, water and drainage are connected.

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.

Coxs Steps, Dartmouth, TQ6



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2023. Produced for Freeborns Estate Agents. REF: 1005889



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