



**336 Norton Park**  
Dartmouth  
£55,000

*Freeborns*  
ESTATE AGENTS

A well positioned 2 bedroom mid terrace chalet, situated on the popular site of Norton Park.

This property benefits from use of the parks communal grounds and parking.



# 336 Norton Park Norton, Dartmouth, TQ6 0NH

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### SITTING ROOM 14'1" X 13'2" (4.31M X 4.03M)

Double glazed window to front, feature fireplace with wooden surround and electric flame effect fire insert, doors to bedrooms and bathroom, opening to :-

### KITCHEN 7'7" X 6'11" (2.33M X 2.12M)

Double glazed window to rear, range of base and wall mounted units, worksurface, inset single drainer stainless steel sink, tiled splashbacks, space for electric cooker, extractor fan above.

### BEDROOM ONE 10'0" X 7'4" (3.05M X 2.25M)

Double glazed window to front, with countryside views.

### BEDROOM TWO 10'3" X 7'4" (3.14M X 2.25M)

Double glazed window to rear.

### SHOWER ROOM

Double glazed frosted window to rear, shower cubicle with 'Triton T80' electric shower, pedestal wash hand basin, close coupled WC, tiled walls, built in storage cupboard with tiled worksurface electric heated towel rail.

### OUTSIDE

The property has the benefit of the parks' communal grounds and communal parking.

### TENURE

Leasehold 99 years from 1969.

### SERVICES

Electricity, water and drainage are connected.

### GROUND RENT

£279.55 payable per quarter in advance.

### COUNCIL TAX BAND A

Amount payable approximately £1507 per annum.

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 - D

### USAGE

12 months holiday use permitted.

### 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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