



**59 Norton Park**  
Dartmouth  
£63,950

*Freeborns*  
ESTATE AGENTS

A well presented end terrace 2 bedroom holiday chalet occupying a quiet location on the edge of the popular site of Norton Park located at the outskirts of Dartmouth. The chalet has been modernised in recent years to include external cladding and insulation and benefits from countryside and sea views. A new roof was installed in March 2025 to include upgraded insulation.





# 59 Norton Park Norton, Dartmouth, TQ6 0NH

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### LOUNGE 14'1" X 13'0" (4.3M X 3.97M)

Double glazed window and sliding patio door to front aspect, doors to;

### KITCHEN 6'10" X 6'10" (2.1M X 2.1M)

Double glazed window to rear aspect, with a new modern fitted kitchen comprising a range of modern base and wall mounted units, work surface, inset single drainer stainless steel sink with swan neck mixer tap, electric oven, tiled splashbacks, space for a fridge.

### BEDROOM ONE 9'10" X 8'1" (3M X 2.48M)

Double glazed window to rear aspect, electric radiator.

### BEDROOM TWO 9'11" X 7'4" (3.03M X 2.26M)

Double glazed window to front aspect, electric radiator.

### SHOWER ROOM

2 x double glazed frosted windows to rear aspect, modern suite comprising a walk-in shower enclosure with electric shower, sink with cupboard under, close coupled WC, electric heated towel rail, tiled walls, utility cupboard with storage and plumbing for a washing machine.

### OUTSIDE

Norton Park has wonderful communal grounds with lovely views and ample unallocated parking close to the chalet.

### BUSINESS RATES

Rateable Value: £1,035.43.

Zero rated business rates may be available dependent on circumstances.

### EPC RATING - D

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.

## TENURE

Leasehold 99 years from 1967.

## GROUND RENT

Approximately £293.72 + VAT payable per quarter.

## SERVICES

Electricity, water and drainage are connected.

## USAGE

12 month holiday let usage.

## 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.

## RENOVATIONS

For a complete list of renovations please contact Freeborns.

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