

8 Lower Broad Park
Dartmouth
£250,000



\*\* WATCH THE FULLY NARRATED VIDEO TOUR NOW\*\* A well presented semi-detached family home located in a no through road and within 5-10 minutes walk of Dartmouth's town centre, with garage and parking! CHAIN FREE.



# 8 Lower Broad Park, Dartmouth, TQ6 9EY

# THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

#### ENTRANCE HALL

Staircase to 1st floor with understairs storage cupboard, night storage heater, picture rail, door to:-

# LOUNGE/ DINNER

#### LOUNGE AREA

Double glazed bay window to front, night storage heater, built-in cupboards into alcove, picture rail, doors to:-

#### **DINING AREA**

Double glazed windows and double glazed door to rear, modern fitted kitchen unit with a range of base and wall mounted units, worksurface, inset single drainer stainless steel sink, electric hob, built-in oven, space for a fridge, tiled splashback. Extractor fan.

# **UTILITY ROOM**

Door to side, plumbing for washing machine, plastic corrugated roof, door to front.

#### FIRST FLOOR LANDING

Double glazed window to side, loft access hatch, picture rail, doors to:-

# **BEDROOM ONE**

Double glazed window to front, built in wardrobe, picture rail.

#### **BEDROOM TWO**

Double glazed window to rear, tiled fireplace, picture rail.

# BEDROOM THREE

Double glazed window to front, picture rail.

#### **SHOWER ROOM**

Double glazed frosted window to rear, shower enclosure with "mira Zest" electric shower, close coupled WC, pedestal wash hand basin, wall mounted electric heater, part tiles walls.

# REAR GARDEN

Steps leading up to tiered harden, rear access gate.

# **FRONT**

Mainly laid to patio, steps down to garage.

# TENURE

Freehold

# COUNCIL TAX BAND - D

Amount payable approx £2261 per annum.

# EPC - F

# CONSUMER PROTECTION FROM UNFAIR TRADING

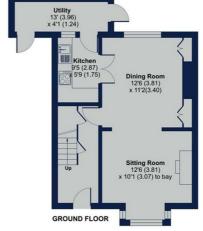
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# Lower Broad Park, Dartmouth, TQ6

Approximate Area = 931 sq ft / 86.4 sq m
Garage = 155 sq ft / 14.3 sq m
Total = 1086 sq ft / 100.8 sq m
For identification only - Not to scale











oor plan produced in accordance with NICS Property Measurement Standards incorporemational Property Measurement Standards (IPMS2 Residential). © ntchecom 2024. oduced for Freeborns Estate Agents. REF; 1093189



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