



8 Lower Broad Park

Dartmouth

£250,000

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ESTATE AGENTS

**** 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 garden, 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

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.

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Freeborns Estate Agents. REF: 1093189



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