



211 Norton Park
Dartmouth
£75,000

Freeborns
ESTATE AGENTS

This well appointed detached two bedroom chalet occupies an enviable corner position in the popular holiday chalet park, Norton Park.

This property benefits from countryside views, use of the parks communal parking and grounds, an enclosed front patio and has been re-clad to the front elevation with composite boarding.



211 Norton Park Norton, Dartmouth, Devon, TQ6 0NH

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

OPEN PLAN LOUNGE / DINING / KITCHEN AREA 21'3" X 10'7" (6.49M X 3.24M)

Wall mounted electric heater, uPVC window to front. Carpet throughout lounge and dining area.

A range of base and eye level shaker style units with wood effect worktop over. Sink, integrated electric oven with electric hob and under counter fridge, washer & dryer machine, tiled splash back, with uPVC window to side.

SHOWER ROOM / WC

White 3 piece suite, with integrated sink and storage surrounds, low level WC and walk in Triton shower. Tiled walls and floor. Obscure uPVC to rear.

BEDROOM 1 8'2" X 8'0" (2.49M X 2.44M)

Open wardrobes, with hanging space and shelving. Wall mounted electric heater and uPVC window to rear.

BEDROOM 2 8'2" X 7'11" (2.49M X 2.43M)

Full length fitted wardrobes, with hanging space and shelving. Wall mounted electric heater and uPVC window to rear.

OUTSIDE

To the front of the property, there is an enclosed seating area and communal parking nearby. The property also has the benefit of the parks communal grounds.

TENURE

Leasehold 99 years from 1969.

12 Months Holiday Usage.

GROUND RENT

Approximately £TBC payable quarterly.

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.

BUSINESS RATES

Rateable Value £2,075.

Zero rated business rates may be available dependent on circumstances.

EPC RATING - 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.

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