



8 Lake Street
Dartmouth
£775 Per month

Freeborns
ESTATE AGENTS

A centrally located 2 bedroom property split over 3 levels, with gas fired central heating and uPVC windows. The property has a large garage with electric door and store area and balcony to the rear for alfresco dining.

This property is available from September 20th.



8 Lake Street, Dartmouth, Devon, TQ6 9DS

DIRECTIONS

From the Royal Castle Hotel proceed past Joules clothing and turn left into Duke Street. Continue straight and on passing M&Co turn left into Lake Street where the property will be found in on the right hand side around 50 meters from the corner.

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

GROUND FLOOR

uPVC front door.
Stairs to 1st floor also adjoining door to garage

GARAGE

Electric roller garage door
8 meters long, 2.2 meters wide, behind the staircase the garage opens up to 3.2 meters wide
Height 2.15 meters
Roller door clearance 1.95 meters

STAIRS RISE TO

1ST FLOOR

OPEN PLAN KITCHEN/LOUNGE

KITCHEN 8'6" X 10'2" (2.6 X 3.1)

The kitchen comprises of base and eye level units, integrated gas hob and electric oven, stainless steel sink with drainer, breakfast bar, uPVC door to balcony, space for washing machine and fridge.

LOUNGE 18'4" X 10'2" (5.6 X 3.1)

uPVC windows to front and side, feature fireplace and radiator.

STAIRS RISE TO

HALLWAY 4'7" X 7'6" (1.4 X 2.3)

Fitted wardrobes.

BEDROOM 1 9'10" X 9'2" (3.0 X 2.8)

Fitted wardrobes, uPVC window to rear and side, sink also enclosed walk in shower.

BEDROOM 2 10'2" X 8'2" MAX (3.1 X 2.5 MAX)

uPVC windows to front, space for double bed, also office are over stairs.

SHOWER ROOM 4'11" X 5'6" (1.5 X 1.7)

uPVC window to side, Pedestal sink, close couple toilet, mobility access shower with shower screen.

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COUNCIL TAX BAND B

Amount payable approximately £1626 per annum.

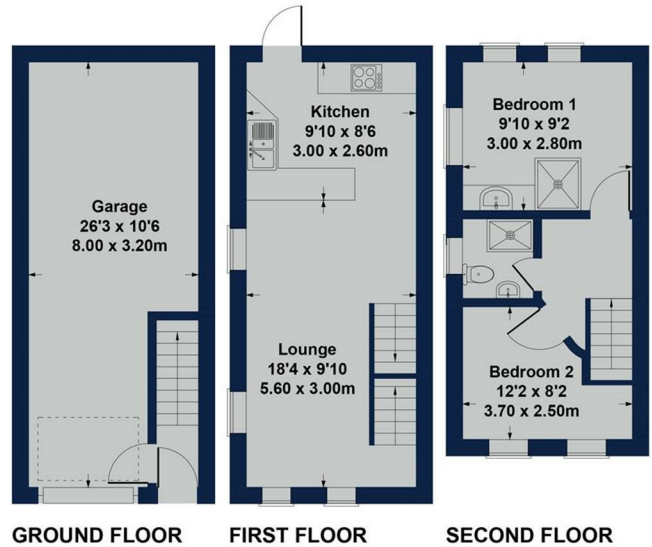
PLEASE NOTE

NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

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.

8 Lake Street
Approximate Gross Internal Area
796 sq ft - 74 sq m



APPROX SCALE
0 1 2 3 4 5 10
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan PortalPotterplans Ltd. 2019



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