



**33 Lake Street**  
Dartmouth  
£280,000

*Freeborns*  
ESTATE AGENTS

A beautifully presented holiday cottage set in central Dartmouth within minutes of the local shops, bars, restaurants, waterfront and ferry to Kingswear.



# Hideaway, 33 Lake Street, Dartmouth, South Devon, TQ6 9DS

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### ENTRANCE HALL

Staircase to first floor, understairs storage cupboard, recessed ceiling downlighters, wood laminate flooring, doors to;

### BEDROOM TWO

Double glazed window to front aspect, radiator.

### BATHROOM

White suite comprising a corner bath with shower over, pedestal wash hand basin, low level WC, chrome heated towel rail, recessed ceiling downlighters, wood laminate flooring.

### FIRST FLOOR

#### OPEN PLAN LIVING

#### LOUNGE AREA

Double glazed window to front aspect, radiator, laminate flooring, solid oak breakfast bar, staircase to second floor, opening to kitchen area.

#### KITCHEN AREA

Double glazed window to rear aspect, range of modern base and wall mounted kitchen units, worksurface with single drainer stainless steel sink, inset four ring gas hob, stainless steel oven under, stainless steel extractor fan above, tiled splashbacks, space for a dishwasher and a washing machine, integrated fridge, wall mounted gas boiler, double door to rear garden.

### SECOND FLOOR

#### BEDROOM ONE

Dual aspect room with double glazed window to front and velux window to rear, radiator, laminate flooring, door to ensuite shower room.

#### ENSUITE SHOWER ROOM

Velux to rear aspect, shower enclosure, wash hand basin, low level WC, part tiled walls.

### REAR GARDEN

Landscaped with decked entertaining area, further shingled seating areas, garden storage shed.

### SERVICES

Electricity, water and drainage are connected.

### 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.

### TENURE

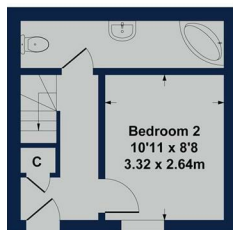
Freehold

### LOCAL AUTHORITY

South Hams District Council

## 33 Lake Street

Approximate Gross Internal Area  
646 sq ft - 60 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2021



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