



**241 Norton Park**  
Dartmouth  
£74,950

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ESTATE AGENTS

A very well presented 2 bedroom end terraced chalet, occupying an enviable position on the popular site of Norton Park. This property benefits from a modern shower room and kitchen, as well as fantastic countryside views.



# 241 Norton Park Norton, Dartmouth, TQ6 0NH

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## **SITTING ROOM**

Double glazed window and door to front with countryside views, wood flooring, wall mounted electric radiator, opening to kitchen.

## **KITCHEN**

Modern fitted kitchen, range of base and wall mounted units, inset single drainer acrylic sink with swan neck mixer tap, tiled splashbacks, washing machine and tumble dryer, inset 4 ring electric hob, oven under, extractor chimney hood above, wood laminate flooring.

## **BEDROOM ONE**

Double glazed window to front with countryside views, laminate flooring.

## **BEDROOM TWO**

Double glazed window to rear.

## **SHOWER ROOM**

Double glazed windows to rear, modern refitted shower room with shower enclosure with 'TritonT80' electric shower, worksurface with inset wash hand basin, cupboard under, hidden cistern WC, tiled walls, wood laminate flooring, chrome heated towel rail.

## **OUTSIDE**

This property benefits from the use of the site's communal grounds and parking.

## **TENURE**

Leasehold 99 years from 1969.

12 months holiday use only.

## **COUNCIL TAX**

Band A

## **EPC RATING - E**

## **SERVICES**

Electricity, water and drainage are connected.

## **GROUND RENT**

Approximately £TBC payable per quarter.

## **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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