



241 Norton Park
Dartmouth
£69,995

Freeborns
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.

BUSINESS RATES

Rateable Value: £2,075.

100% small business rates relief may be available if all qualifying criteria are met.

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.

TENURE

Leasehold 99 years from 1969.

12 months use.

EPC RATING - E

SERVICES

Electricity, water and drainage are connected.

GROUND RENT

Approximately £275.86 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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