



87 Norton Park

Dartmouth

£69,950

Freeborns
ESTATE AGENTS

A well presented 2 bedroomed detached holiday chalet located on the popular site of Norton Park. The property which is part brick built is set under a pitched felt roof and we have been informed that the chalet has been insulated and re-roofed as well as having had new windows installed in 2014.



87 Norton Park, Dartmouth, Devon, TQ6 0NH

DIRECTIONS

Take the A3122 signposted towards Totnes, on leaving Dartmouth passing Sainsbury's on your right continue for approx half a mile or so and the entrance to Norton Park will be found on your right hand side. On entering the park proceed down the main driveway turn right at the end and continue down into the large car parking area, the property will be found at the end of the carpark on your right hand side.

LOUNGE 13'6" X 9'7" (4.13 X 2.93)

TV aerial point, Upvc window and obscured Upvc door to front.

KITCHEN 6'11" X 6'7" (2.12 X 2.03)

A range of base and eye level units with worktop over, stainless steel sink and drainer with mixer tap, integrated under counter fridge, integrates electric oven with hob over, cupboard housing the fusebox, Upvc window to rear.

BEDROOM 1 9'7" X 7'4" (2.93M X 2.24M)

Wall mounted electric fan heater, Upvc window to front.

BEDROOM 2 9'6" X 7'3" (2.92 X 2.23)

Wall mounted electric heater, Upvc window to rear.

SHOWER ROOM

Corner Shower, pedestal wash hand basin, obscured Upvc window to rear, low level WC, water meter, electric fan, electric towel rail, loft access.

COUNCIL TAX BAND: A

Amount payable approx £1581

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.

OUTSIDE

The property has the benefit of the parks communal grounds along with an allocated parking space.

EPC: E

SERVICES

Electricity, water and drainage are connected.

TENURE

Leasehold 99 years from 1977

SERVICE CHARGE

Payable quarterly approx TBC

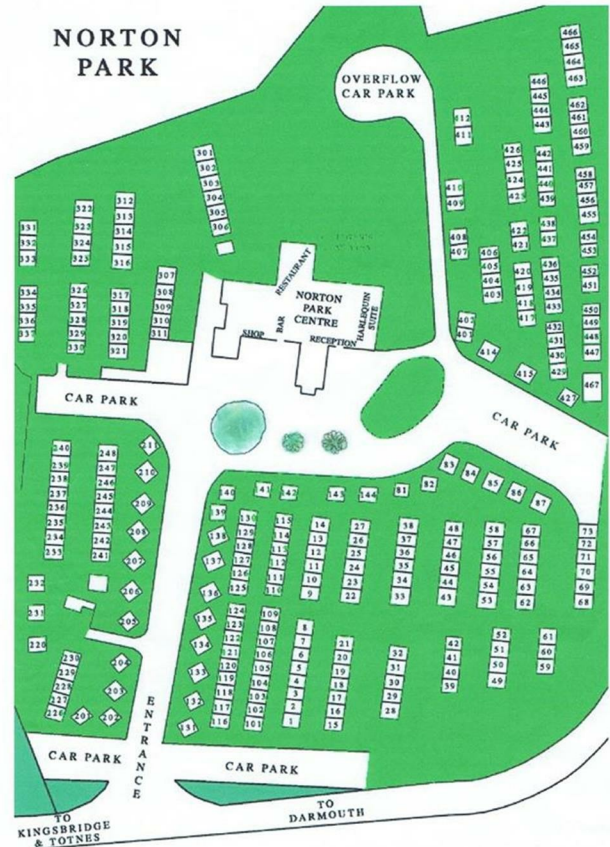
COUNCIL TAX BAND A

Amount payable approx £1058 per annum.

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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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