



**Ground Floor Flat, Clifton House, 23 South
Dartmouth
£275,000**

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***** WATCH THE FULLY NARRATED GUIDED VIDEO TOUR***** A spacious and centrally located one bedroom ground floor flat conversion with beautiful uninterrupted views across the River Dart Estuary towards Kingswear and benefitting from having its own private courtyard garden. Offered for sale CHAIN FREE.



Ground Floor Flat, Clifton House, 23 South Embankment, Dartmouth, TQ6 9BB

FRONT DOOR TO;

COMMUNAL ENTRANCE HALL

Quarry tiled floor, front door to ground floor;

LIVING ROOM

Double glazed sash windows to front, radiator, tiled fireplace with wooden surround and tiled hearth, picture rail, ceiling rose, high ceilings, door to inner hallway.

INNER HALLWAY

Understairs cupboard, loft access hatch, radiator, doors to;

BEDROOM

window to rear overlooking rear courtyard garden, radiator, built-in wardrobe, further built-in overhead storage cupboard, picture rail, ceiling rose, high ceilings.

KITCHEN/DINER

Side door to courtyard garden, radiator, range of base and wall mounted kitchen units, worksurfaces, inset four ring gas hob, built-in oven under, inset single drainer stainless steel sink with mixer tap, tiled splashbacks, space and plumbing for both a dishwasher and a washing machine, space for an under counter fridge, cupboard housing "Baxi" gas boiler (3 years remaining on the guarantee), door to utility room.

UTILITY ROOM

Velux window, radiator, work surface with cupboard under, tumble dryer, space for under counter fridge or freezer, tiled floor, door to bathroom, built-in cupboard housing "Megaflo" pressurised hot water tank.

BATHROOM

Windows to side, radiator, white suite comprising a panelled bath with shower over, pedestal wash hand basin, close coupled WC, part tiled walls, tiled floor, built-in storage cupboard.

COURTYARD/GARDEN

Enclosed garden with a range of established shrubs and trees, crazy paving, raised planting borders.

SERVICES

Electricity, gas, water and drainage are connected.

EPC: D

COUNCIL TAX BAND: D

LOCAL AUTHORITY

South Hams District Council

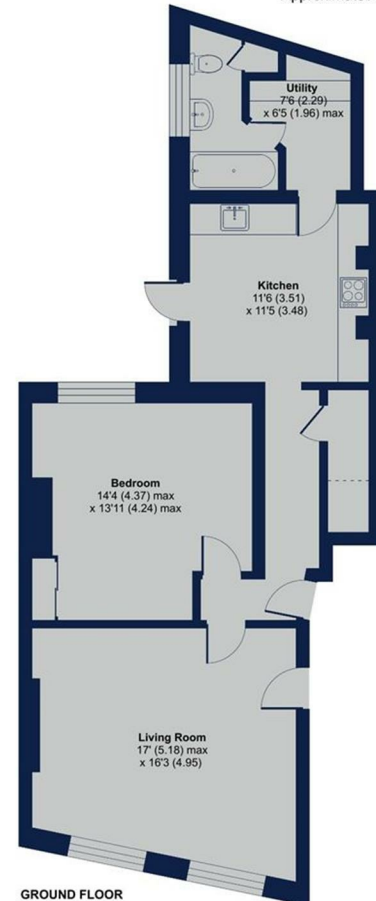
CONSUMER PROTECTION FROM UNFAIR TRADING

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.

South Embankment, Dartmouth, TQ6

Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Freeborns Estate Agents. REF: 1222288



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