



49a Lake Street
Dartmouth
£950 Per month

Freeborns
ESTATE AGENTS

A mid terraced, fully furnished two bedroom property in the heart of Dartmouth, just a minute's walk from the town centre. This property benefits from a good sized garage.

AVAILABLE FROM THE FIRST OF FEBRUARY 2025



49a Lake Street, Dartmouth, Devon, TQ6 9DS

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

BATHROOM

Three piece suite, including a panelled bath with shower over, a low level WC and a pedestal hand wash basin, tiled walls.

STAIRS LEAD TO

OPEN PLAN KITCHEN / LOUNGE

Modern kitchen with a range of eye and base level storage units, double stainless steel sink, integrated electric oven with electric hob, undercounter lights on kickboard, uPVC window to rear.

Laminate flooring, radiator, uPVC window to front with window seat.

STAIRS LEAD TO

LANDING

BEDROOM 1

Double bedroom, wall mounted floating shelves, uPVC window to rear.

BEDROOM 2

Radiator, uPVC window to front, two integrated cupboards.

SHOWER ROOM

Three piece suite with electric shower, low level WC and floating hand wash basin, ladder style heated towel rail, obscured uPVC window to rear, tiled walls.

GARAGE

Electric power sockets and fusebox.

Opening - 2.12m wide. 1.75m Floor to Door.

COUNCIL TAX BAND C

Amount payable approx £2109 per annum.

EPC RATING D

PLEASE NOTE

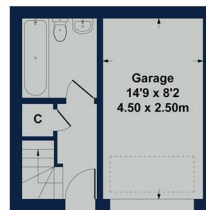
NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

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.

Little Hillside - 49A Lake Street Dartmouth

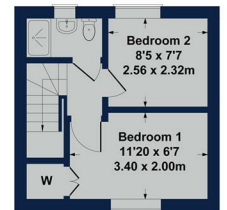
Approximate Gross Internal Area
657 sq ft - 61 sq m
(Including Garage)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2022



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

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