



27 Newcomen Road
Dartmouth
£725 Per month

Freeborns
ESTATE AGENTS

A Fully Furnished 1 Bedroom Ground Floor flat just a short walk from the town centre with gas central heating, views across the river to Kingswear and courtyard.



Ground Floor Flat, 27 Newcomen Road, Dartmouth, Devon, TQ6 9BN

DIRECTIONS

Leaving the Freeborns Estate Agents please turn right you will pass The Royal Castle Hotel continue walking straight as you are heading for the Lower Ferry on the right you will find The WhistleFish Gallery bare right on to Newcomen Road as you are heading to the castle, you will find the property on the right hand side opposite the rear access steps to The Dartmouth Arms Pub.

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

LOUNGE 14'9" X 9'4" (4.5 X 2.86)

Large open window to Newcomen Road with partial sea views, Stone feature wall and traditional beams, Radiator and aesthetic non working fireplace, 2 Seater sofa bed and 2 single chairs

KITCHEN/DINING ROOM 11'5" X 9'2" (3.5 X 2.8)

Cream eye and base level units, Electric cooker, Indesit under counter fridge with freezer box, Stainless steel sink with drainer, Microwave, Toaster and Kettle. Dining table with 4 chairs, Radiator also general kitchen equipment,

Please note the property does not have a washing machine.

HALLWAY 3'7" X 17'4" (1.1 X 5.3)

Built in wardrobe, Chest of drawers, plus 3 built in cupboards for storage. Door to courtyard

BATHROOM 3'11" X 7'10" (1.2 X 2.40)

Toilet, Pedestal sink and large shower unit with Mira power shower, Chrome ladder towel radiator

BEDROOM 10'11" X 7'5" (3.35 X 2.27)

Steel frame double bed with mattress with storage, Side tables with bedside lamps, radiator, wall mirror and French Windows to courtyard

COURTYARD 6'2" X 8'10" (1.9 X 2.7)

COUNCIL TAX BAND C

Amount payable approximately £1,952.71 per annum.

LOCAL AUTHORITY

South Hams District Council

EPC RATING D

SERVICES

Electricity, water and drainage are connected.

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.

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Approximate Gross Internal Area
504 sq ft - 47 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan PortalPOTTERplans Ltd. 2019



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