



45 Lake Street
Dartmouth
Offers in excess of £170,000

Freeborns
ESTATE AGENTS

This two bedroom property located in Dartmouth town centre is currently undergoing renovations to include the removal of internal wall, new kitchen, new bathroom, new windows, new plumbing, new electrics, and the installation of gas fired central heating.

SOLD CHAIN FREE.



45 Lake Street, Dartmouth, TQ6 9DS

ENTRANCE PORCH

Understairs storage cupboard, doors to;

SITTING ROOM

Window to front, fireplace with painted brick surround, brick hearth, staircase to first floor, opening to kitchen.

KITCHEN

Base fitted kitchen cupboard, worksurface with inset single drainer stainless steel sink, wall mounted cupboard unit with display cabinet.

FIRST FLOOR LANDING

Window to front, built-in airing cupboard, staircase to second floor, doors to;

BEDROOM ONE

Window to front, cast iron fireplace, wash hand basin with tiled splashback.

BATHROOM

Frosted sash window to rear, bath, low level WC.

SECOND FLOOR

Storage cupboard, doors to;

BEDROOM TWO

Window to front, cast iron fireplace, exposed wooden floorboards.

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.

COUNCIL TAX BAND: B

Amount payable approx £1845.

LOCAL AUTHORITY

South Hams District Council

SERVICES

Electricity, water and drainage are connected.

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Approximate Gross Internal Area
689 sq ft - 64 sq m



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