



8 Lake Street
Dartmouth
£264,995

Freeborns
ESTATE AGENTS

A two bedroom townhouse with a garage and outside space located just off the centre of Dartmouth's bustling town centre. Ideal first time buyer property or second home investment.



8 Lake Street, Dartmouth, Devon, TQ6 9DS

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

GROUND FLOOR

uPVC front door.

Stairs to 1st floor also adjoining door to garage.

GARAGE

Electric roller garage door.

8 meters long, 2.2 meters wide, behind the staircase the garage opens up to 3.2 meters wide

Height 2.15 meters.

Roller door clearance 1.95 meters.

1ST FLOOR

OPEN PLAN KITCHEN/LOUNGE

Staircase to second floor accommodation, triple aspect room with double glazed windows to front and to side aspects, double glazed window and door to rear aspect leading out onto an outside area. Range of base and wall mounted kitchen units, worksurfaces, inset four ring gas hob, built-in stainless steel oven under, space and plumbing for a washing machine, space for undercounter fridge, tiled breakfast bar. Radiator.

SECOND FLOOR LANDING

Built-in storage cupboards to one side, loft access hatch, doors to;

BEDROOM 1 9'10" X 9'2" (3.0 X 2.8)

Double glazed windows to side and to rear aspects, built-in wardrobes to one side, sink unit and shower enclosure.

BEDROOM 2 10'2" X 8'2" MAX (3.1 X 2.5 MAX)

Double glazed windows to front aspect, radiator, built-in desk.

SHOWER ROOM 4'11" X 5'6" (1.5 X 1.7)

Double glazed window to side, pedestal wash hand basin, close coupled WC, mobility access shower with shower screen.

EPC - D

COUNCIL TAX BAND B

Amount payable approximately £1845 per annum.

LOCAL AUTHORITY

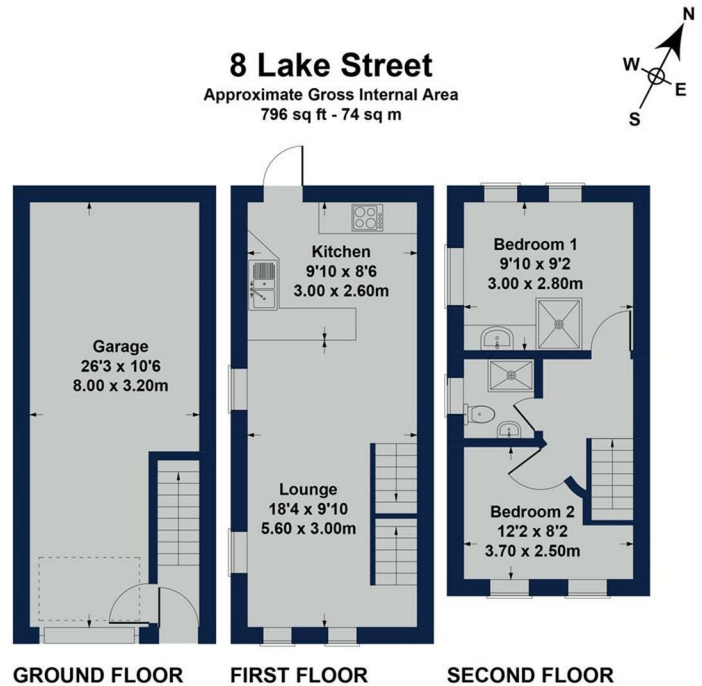
South Hams District Council

SERVICES

Electricity, water and drainage are connected.

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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