



8 Lake Street
Dartmouth
By auction £160,000

Freeborns
ESTATE AGENTS

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000
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.

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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.

AUCTIONEERS COMMENTS

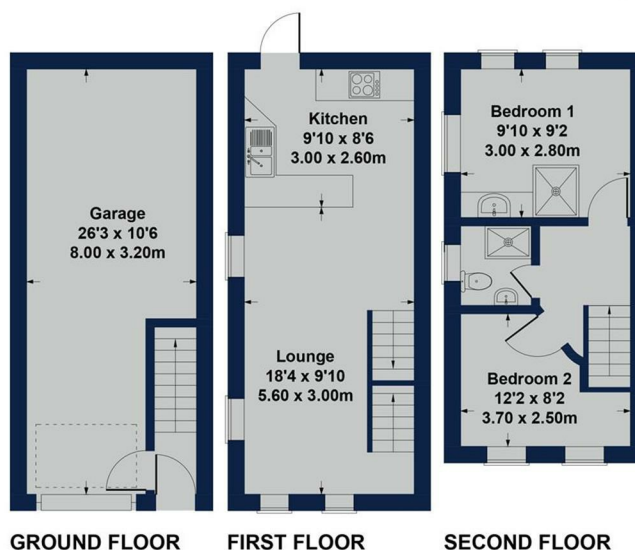
The advertised price is commonly referred to as a Starting Bid or Guide Price and is accompanied by a Reserve Price. The Reserve Price is confidential to the seller and the

auctioneer and will typically be within a range above or below 10% of the Guide Price, Starting Bid. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts, the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 7.2% inc VAT (Subject to a minimum fee which could be up to 7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and the Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services.

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Approximate Gross Internal Area
796 sq ft - 74 sq m



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