



10 Norton Park
Dartmouth
Price £55,000

Freeborns
ESTATE AGENTS

A mid terraced two bedroomed furnished holiday chalet set within the popular development of Norton Park. This chalet benefits from a modern fitted kitchen and bathroom as well as uPVC windows and doors. The property has the benefit of the parks communal grounds and parking and is situated approx. one and a half miles distance from Dartmouth town centre.



10 Norton Park, Norton, Dartmouth, Devon, TQ6 0NH

DIRECTIONS

From Dartmouth take the A3122 sign post towards Totnes, on leaving Dartmouth passing Sainsburys on your right, continue for approximately half a mile and the entrance to Norton Park will be found on your right hand side. On entering the park continue up the main drive way to the central roundabout. The chalet will be found on the right.

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

DOUBLE GLAZED FRONT DOOR

Opening in to:

LOUNGE 14'2" X 13'0" (4.32 X 3.98)

Wooden effect laminate flooring, coved ceiling, TV point, ceiling light point, double glazed uPVC window to front elevation.

KITCHEN

Base and eye level units with laminate work tops, electric oven, stainless steel sink and drainer, fridge, tiled splash backs, electric meter with coin meter, uPVC window to rear.

BEDROOM 1 9'11" X 7'5" (3.03 X 2.27)

Wall mounted heater, coved ceiling, ceiling light point, double glazed window to front elevation.

BEDROOM 2 10'2" X 7'5" (3.11 X 2.27)

Wall mounted heater, coved ceiling, ceiling light point, uPVC window to rear elevation.

SHOWER ROOM

White three piece suite comprising low level WC, sink with storage and water heater under and shower unit with Triton electric shower over, wall mounted heater, laminate flooring, 2 x obscured uPVC window to rear.

OUTSIDE

The property has the benefit of the parks communal grounds and parking.

SERVICES

Electricity, water and drainage are connected.

BUSINESS RATES

Rateable Value £2,400.

SERVICE CHARGE

Payable quarterly approximately £TBC

COUNCIL TAX BAND

Amount payable approx

We have been informed that by the chalet owners association that they have received confirmation from South Hams District Council that the chalets on this site receive a class L exemption and therefore will not be liable for a double council tax charge as is the case with other 2nd homes.

TENURE

Leasehold 99 years from 1967.

EPC RATING - F

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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