



**9 Norton Park**  
Dartmouth  
£74,995

*Freeborns*  
ESTATE AGENTS

A 2 bedroom holiday chalet on the popular site of Norton Park. The property benefits from an end of terrace position, along with central heating and a modern kitchen and shower room, and has use of the communal car parking and grounds.





# 9 Norton Park, 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.

## LOUNGE 14'2" X 12'11" (4.32 X 3.94)

uPVC obscured glazed entrance door with adjoining uPVC double glazed picture windows, laminated floor, storage cupboard and radiator. T.V.

## KITCHEN

A range of gloss base and eye level storage units with quartz worktops, part tiled surrounds, stainless steel sink with mixer tap, integrated electric oven with hob, integrated fridge with freezer box, integrated slimline dishwasher, uPVC window to rear.

## BEDROOM 1 9'10" X 7'4" (3.01 X 2.24)

Carpeted flooring, radiator, built-in storage, uPVC window to rear. T.V.

## BEDROOM 2 10'0" X 7'4" (3.06 X 2.24)

Carpeted flooring, radiator, built-in storage, uPVC window to rear. T.V.

## SHOWER ROOM

Cubicle with mains pressure shower, low level WC, pedestal wash hand basin with storage under, tiled walls, chrome ladder style towel radiator, 2 x obscured uPVC windows to rear, extractor fan, cupboard housing the electric boiler, pressurised water cylinder and washing machine.

## TENURE

Leasehold 99 years from 1967.

Planning permission has been granted for 12 months holiday usage.

## SERVICES

Electricity, water and drainage are connected.

## BUSINESS RATES

Rateable value: £2,400

100% small business rates relief may be available if all qualifying criteria are met.

## EPC RATING - F

## GROUND RENT

Amount payable per quarter approximately £352.86.

## 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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