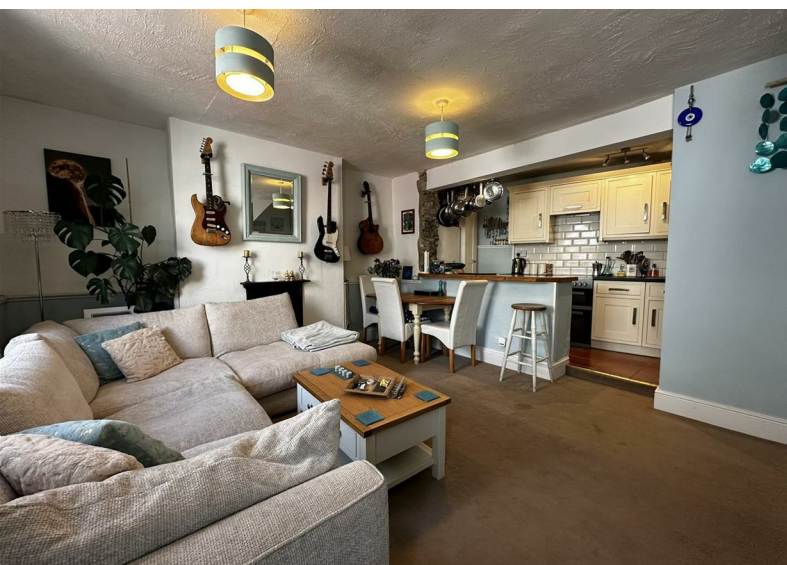




**Ropewalk Cottage, 21 Lake Street**  
Dartmouth  
Price £175,000

*Freeborns*  
ESTATE AGENTS

An ideally located two bedroomed cottage in need of some renovation just seconds from Dartmouth town centre. The property benefits from gas fired central heating.





# Ropewalk Cottage, 21 Lake Street, Dartmouth, Devon, TQ6 9DS

## DIRECTIONS

From the Royal Castle Hotel turn left into Duke Street followed by your second left into Lake Street where the property will be found a short distance on the left hand side.

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

## GROUND FLOOR

Front door leads to:

## LOUNGE

TV aerial cable, decorative non working fire place, breakfast bar, 2 x radiators, Upvc window to front.

## OPEN PLAN TO

## KITCHEN

A range of base and eye level units with worktop over, stainless steel sink and drainer with mixer tap, double oven with hob over, washing machine, slimline dishwasher, fridge freezer, tiled floor and splash backs.

Stairs rise to

## FIRST FLOOR

## LANDING

Loft access, radiator and back door.

## BEDROOM 1

TV aerial cable, radiator, Upvc window to front.

## BEDROOM 2

Radiator, sash window to rear.

## BATHROOM

3 piece suite comprising low level WC, pedestal wash hand basin, paneled bath with shower over, cupboard housing the combination gas boiler providing domestic hot water and central heating, radiator, extractor fan.

## OUTSIDE

The property benefits from a useful rear patio area.

## COUNCIL TAX: BAND B

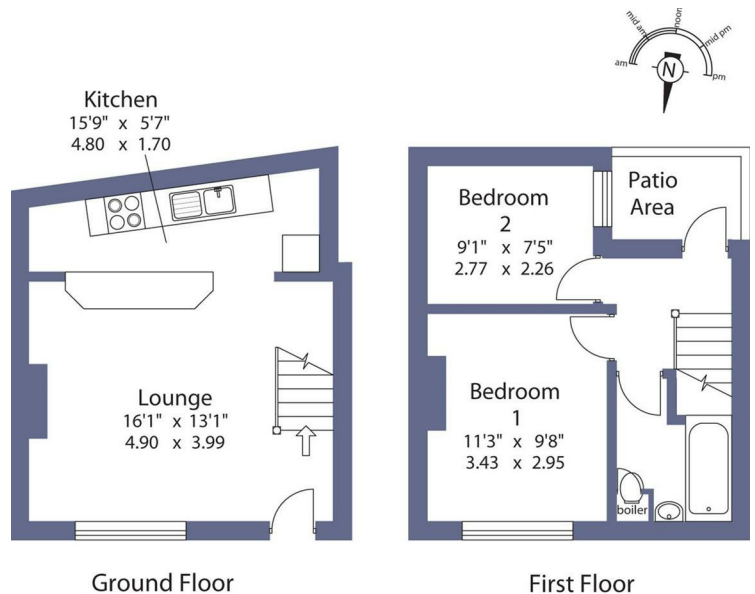
## EPC - D

## TENURE

Freehold.

## 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.



For illustrative purposes only. Not to scale.

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