



**Flat 3, 14 Newcomen Road**  
Dartmouth  
£900 Per month

*Freeborns*  
ESTATE AGENTS

A newly renovated fully furnished 2 bedroom ground floor apartment with outside courtyard located a short distance from Dartmouth Town Centre.





# Flat 3, 14 Newcomen Road, Dartmouth, Devon, TQ6 9BN

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### COMMUNAL ENTRANCE HALL

Recessed ceiling spotlights and oak door leading to:-

### HALLWAY

Recessed ceiling spotlights, utility cupboard with washer dryer, coat hooks, radiator and entry phone.

### BEDROOM 1

Recessed ceiling spotlights, radiator, uPVC double glazed window overlooking the courtyard.

### BEDROOM 2

Recessed ceiling spotlights, radiator, uPVC double glazed window overlooking the courtyard.

### SHOWER ROOM

3 piece suite comprising a low level WC, pedestal hand wash basin and corner shower cubicle with Mira Sport electric shower, chrome ladder style heated towel rail, laminate flooring, part tiled walls, extractor fan.

### OPEN PLAN KITCHEN / LOUNGE

Recessed ceiling spotlights, grey high gloss base and eye level kitchen units with black granite effect worktops. Electric oven and grill with ceramic hob over. Integrated fridge freezer, integrated slimline dishwasher, stainless steel sink and drainer with mixer tap, cupboard housing the electric central heating boiler and water heater. Laminate flooring, 2 x radiators, 2 x UPVC windows to rear, roof light, uPVC door to courtyard and rear access.

### OUTSIDE

The property benefits from a small tiled courtyard and has rear access to external steps.

### EPC RATING - D

### COUNCIL TAX - TBC

### PLEASE NOTE

NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE

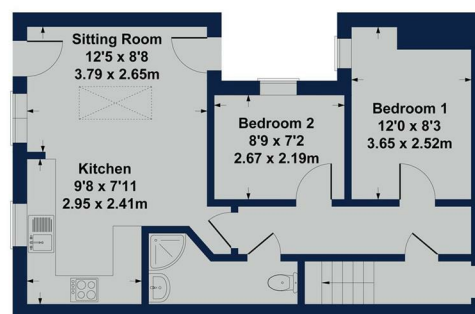
OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

### 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.

## 14 Newcomen Road, Dartmouth, TQ6 9BN

Approximate Gross Internal Area  
538 sq ft - 50 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2022



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