



**104 Norton Park**  
Dartmouth  
£55,000

*Freeborns*  
ESTATE AGENTS

A mid terraced holiday chalet, on the popular site of Norton Park. The property benefits from uPVC double glazing and has the use of the parks communal grounds and parking.





# 104 Norton Park Norton, Dartmouth, Devon, TQ6 0NH

## DIRECTIONS

Take the A3122 signposted towards Totnes, on leaving Dartmouth passing Sainsbury's on your right continue for approximately half a mile or so and the entrance to Norton Park will be found on your right hand side. On entering the park, turn right and the property is on the second row on your left.

## LOUNGE 14'2" X 13'2" (4.34 X 4.02)

Electric feature fireplace, TV aerial point, obscured uPVC door and large uPVC picture window to front.

## KITCHEN

A range of modern glass base and eye level units with black sparkle effect worktop over, stainless steel sink and drainer, electric oven with hob over, fridge/freezer, cupboard housing the fuse box and electric meter, cupboard housing the water heater, wall mounted microwave, LED spotlights, LED floor and under wall cupboard lighting. Grey water resistant laminate flooring, uPVC window to rear.

## BATHROOM

Vanity unit with wash hand basin, corner shower, heated towel rail, illuminated wall mirror. Grey water resistant laminate flooring, 2 x obscured uPVC window to rear, WC, LED spotlights.

## BEDROOM 1 10'0" X 7'5" (3.05 X 2.28)

Wall mounted electric radiator, fitted wall cupboards and wardrobe, wall mounted 32" TV, uPVC window to front.

## BEDROOM 2 10'2" X 7'5" (3.12 X 2.28)

Wall mounted electric radiator, white free standing wardrobe, uPVC window to rear.

## OUTSIDE

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

This property is to be sold as seen, minus personal items.

## TENURE

Leasehold 99 years from 1969.

## GROUND RENT

Approximately payable quarterly £237.89

## 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.

## BUSINESS RATES

Rateable value: £2,075.

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

## EPC RATING - E

## 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.

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

*Freeborns*  
ESTATE AGENTS

