



11 Lower Street
Dartmouth
Price £650,000

Freeborns
ESTATE AGENTS

A well proportioned investment property located in the centre of the popular town of Dartmouth. The property comprises of a large garage with additional courtyard and parking area to the rear. There are two bedroom apartments on the 1st and 2nd floors, both with balconies and the penthouse also benefits from a view of the River Dart.

NO CHAIN. SOLD WITH VACCANT POSESSION.



FLAT 2, 11 LOWER STREET

COMMUNAL STAIRCASE

BEDROOM 1

Non working feature fireplace, sash bay window to front, radiator.

BEDROOM 2

Built in storage cupboards, bay sash window to front, radiator.

LOUNGE

Radiator, sash window to rear.

KITCHEN

A range of modern base and eye level units with granite effect worktop over, integrated electric oven with hob over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge freezer, radiator, extractor fan, window and door to rear roof terrace, sash window to rear, double glazed door to outside balcony.

BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and paneled bath with shower over, cupboard housing the combination gas boiler providing domestic hot water and central heating, extractor fan, obscured double glazed window to rear.

OUTSIDE

An attractive roof terrace with River Dart glimpses.

11 LOWER STREET GARAGE

OPEN ENDED GARAGE 39'2" X 17'3" (11.94M X 5.28M)

With ceiling lights, power points, meter cupboards and open access through to the parking courtyard.

PARKING COURTYARD 40'1" X 11'8" (12.24M X 3.58M)

Being tarmac and having a cold water supply. An early viewing is advised.

TENURE

Garage owns the freehold.

FLAT 1, 11 LOWER STREET

FRONT DOOR TO ENTRANCE HALL

Storage cupboard, entrance phone, radiator.

BEDROOM ONE

Non working feature fireplace, window to front, radiator.

BEDROOM TWO

Built in storage cupboards, bay window to front, radiator.

LOUNGE

Radiator, double glazed patio doors to rear balcony.

KITCHEN

Modern high gloss base and eye level units with black granite effect worktop over, integrated stainless steel sink and drainer with mixer tap, integrated electric oven with hob and air re-circulator over, space for fridge, space and plumbing for washing machine, wall mounted combination gas boiler providing domestic hot water and central heating, extractor fan, window to rear.

SHOWER ROOM

Three piece suite comprising low level WC, pedestal wash hand basin, corner shower, extractor fan, radiator, obscured window to rear.

OUTSIDE

Balcony area with non slip plastic decking.

LOCAL AUTHORITY

South Hams District Council

COUNCIL TAX BAND

Amount payable approx

EPC:

SERVICES

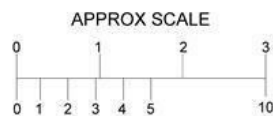
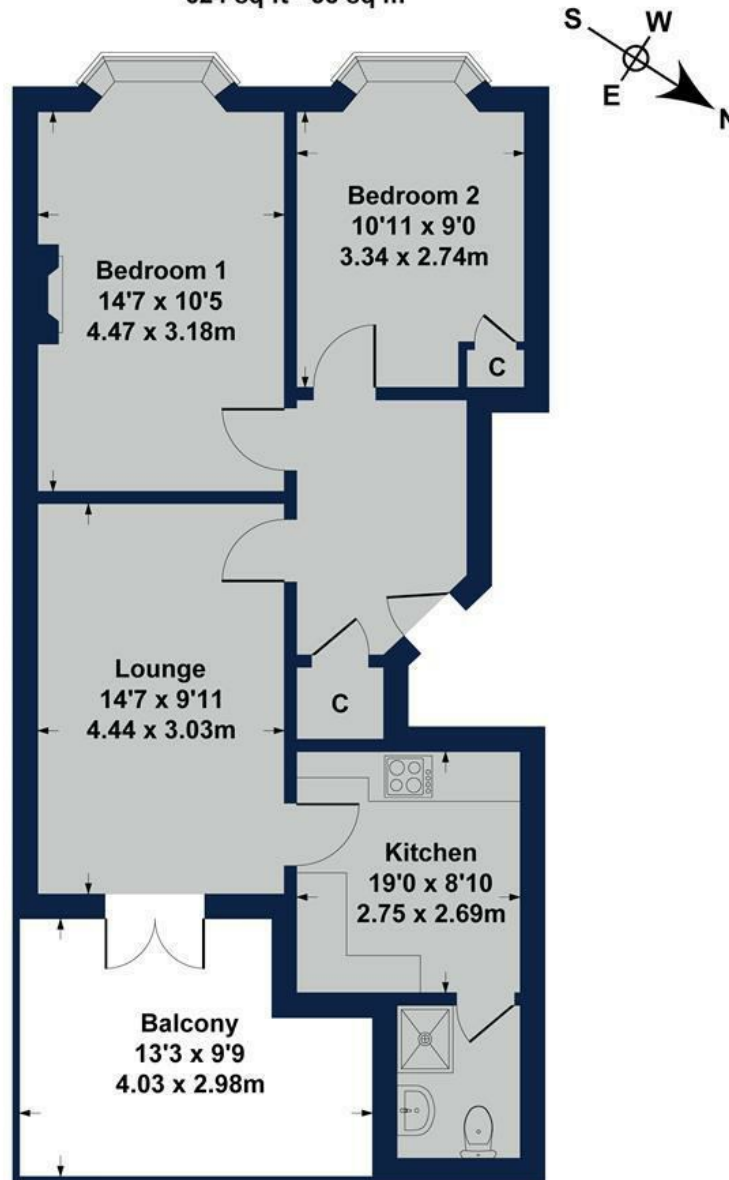
Electricity, gas, water and drainage are connected.

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.

Flat 1, 11 Lower Street Dartmouth, Devon, TQ6 9AN

Approximate Gross Internal Area
624 sq ft - 58 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Produced by The Plan PortalPotterplans Ltd. 2024

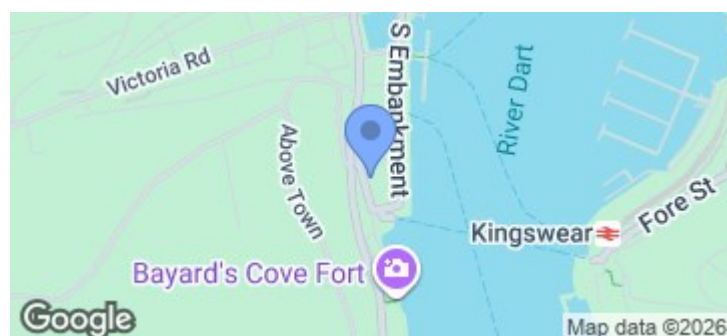


1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	64	72
EU Directive 2002/91/EC		