



## Hillfield, Nr Dartmouth

Guide Price **£205,000**

A delightful turn key apartment situated close to the historic town of Dartmouth

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

- Delightful 1 bedroom apartment
- Open plan living space
- Double bedrooms
- En-suite shower
- Cellar for storage
- Communal grounds
- Tennis court
- Free residential use
- Ideal holiday home / rental
- NO CHAIN

**Tenure:** Leasehold

**Property Type:** Apartment

**Bedrooms:** 1 | **Bathrooms:** 1 | **Receptions:** 1

**Council Tax Band:** A

6 Manor Court is a lovely one bedroomed apartment in a beautiful development close to the town of Dartmouth, the River Dart and many beautiful beaches. Hillfield Village is nestled in the South Hams countryside and includes acres of landscaped gardens and an all weather tennis court. The apartment is set in a beautiful country house forming part of the development and has been well planned.

The open plan kitchen/dining room/sitting room with the advantage of French doors with Juliet balcony enjoying views over the courtyard and the double bedroom has an en-suite shower room. The contemporary and well equipped kitchen has a range of sleek wall and base units, four ring 'Neff' ceramic hob and fan assisted oven, warming drawer, integrated fridge/freezer and washer dryer. There is access to a large loft space in the kitchen area for storage if required or other uses subject to planning. There is a cellar with power.

It should be noted that the apartment has full residential use with no restrictions.

**COUNCIL TAX BAND:** A

**EPC RATING:** D

**POSTCODE:** TQ6 0FA

**LEASE:** - 999 YEARS FROM NOVEMBER 2015

**ESTATES SERVICE CHARGE:** - Around £1593 Per Annum (Charged Quarterly)

**GROUND RENT:** - £250 Per Annum

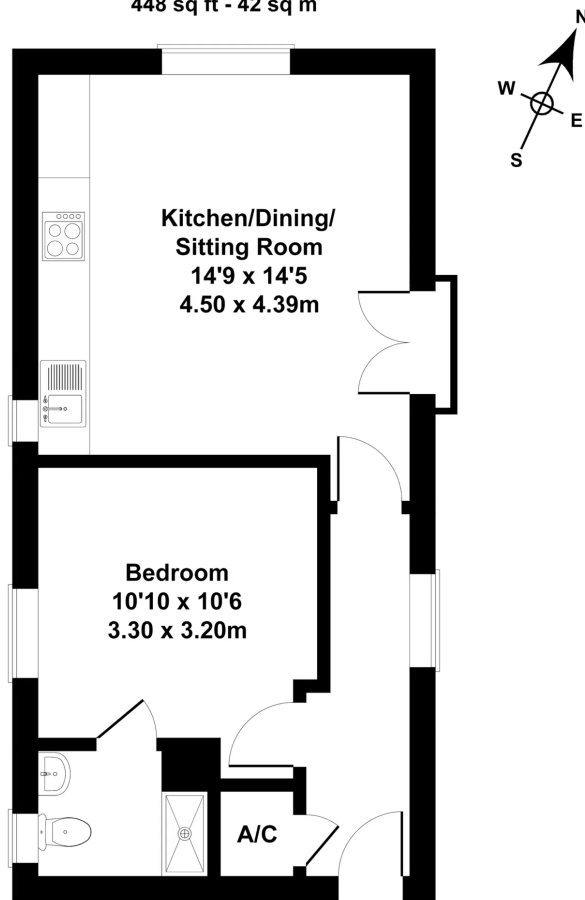
**SERVICES:** Mains Electrics and and drainage is connected. There is no gas within the Hamlet.

**N.B.** Small well behaved dog allowed - this is subject to confirmation by the Leaseholder. No cats are allowed.



# 6 The Manor Hosue

Approximate Gross Internal Area  
448 sq ft - 42 sq m



Not to Scale. Produced by The Plan Portal 2023  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Millard Cook

6 Newcomen Road, Dartmouth, TQ6 9AF

01803 832361

[info@millardcook.com](mailto:info@millardcook.com)

<https://millardcook.com/>

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