53 Norton Park

Dartmouth

£54,950

Freeborns
ESTATE AGENTS

A well presented two-bedroom end of terrace holiday chalet located on the popular Norton Park development. The door, windows, fibre cement cladding and flooring have all been recently installed. Just a few minutes drive form Dartmouth town centre and about 15 minutes form Blackpool Sands beach.

53 Norton Park, Dartmouth, Devon, TQ6 0NH

LOUNGE 14'2" X 13'2" (4.34M X 4.02M)
Double glazed window to front aspect, wall mounted electric radiator, wood laminate flooring, doors to;

KITCHEN
Double glazed window to rear aspect, range of base and wall mounted kitchen units, worksurface, inset single drainer stainless steel sink with mixer tap, inset four ring electric hob with extractor fan above, built-in over, space and plumbing for a washing machine, tiled splashbacks.

BEDROOM ONE 10'0" X 7'5" (3.05M X 2.28M)
Double glazed window to front aspect.

BEDROOM TWO 10'2" X 7'5" (3.12M X 2.28M)
Double glazed window to rear aspect.

SHOWER ROOM
Double glazed frosted windows to rear aspect, shower enclosure with electric shower, pedestal wash hand basin, hidden cistern WC, part tiled walls.

ADDITIONAL NOTES
A new door, windows and fibre cement cladding (with insulation) were professionally installed in Autumn 2022.
New flooring was installed in the living area in 2024.
The chalet is a successful holiday let, advertised on booking.com and has achieved a gross income of £23,353 since 2021.
Storage box at the side of the chalet and a storage bench to the front.
The chalet is to be sold as seen with all fixtures, fittings, furniture, electrical items and pictures.

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.

BUSINESS RATES
Rateable Value - TBC

COUNCIL TAX BAND
Amount payable approx - TBC

LOCAL AUTHORITY
South Hams District Council

SERVICE CHARGE
payable quarterly approx - TBC

TENURE
Leasehold 99 years from 1969

INVESTMENT OPPORTUNITY
We have been informed by the owner that the chalet is successful as a holiday let and has achieved as gross income in the region of £23,400 since 2021.
Not only that but we have also been informed that all fittings, fixtures, electrical items, and pictures are included in the property.
Ownership can also be transferred from booking.com therefore the new owners would benefit from a history of reviews which are currently rated 9.1/10.

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