



**121 Norton Park**  
Dartmouth  
£45,000

*Freeborns*  
ESTATE AGENTS

A mid terraced tow bedroom holiday chalet located on the sought after Norton Park development on the fringes of Dartmouth and within 15 minutes drive of Blackpool Sands.



# 121 Norton Park, Norton, Dartmouth, TQ60NH

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### LOUNGE/ DINER 14'2" X 13'4" (4.34 X 4.08)

Double glazed window and door to front, wood laminate floorings, recessed ceiling downlighters, doors to:-

### KITCHEN 7'7" X 7'1" (2.32 X 2.18)

Double glazed window to rear, range of modern base and wall mounted kitchen units, worksurface with inset single drainer stainless steel sink, washing machine, under counter fridge/ freezer unit, freestanding cooker, tiled splashback, recessed ceiling downlighters, wood laminate flooring.

### BEDROOM ONE 10'0" X 7'5" (3.06 X 2.28)

Double glazed window to front, wood laminate flooring, recessed ceiling downlighter.

### BEDROOM TWO 10'4" X 7'4" (3.16 X 2.25)

Double glazed window to rear, wood laminate flooring, recessed ceiling downlighters.

### BATHROOM

Double glazed frosted window to rear, with suite comprising panelled bath with "Triton Zante 4" electric shower over, vanity unit with inset wash hand basin, close coupled WC, built in cupboard, recessed ceiling downlighters, wood laminate flooring, part tiled walls.

### 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.

### EPC

### 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.

### LOCAL AUTHORITY

South Hams District Council

### SERVICE CHARGE

payable quarterly approx

### SERVICES

Electricity, water and drainage are connected.

### TENURE

Leasehold 99 years from 1967

### BUSINESS RATES

TBC but before April 2023 they were £2,075.

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