



## Lower Street, Dartmouth

Guide Price **£125,000**

A top floor flat occupying a central location in the town centre.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- No Chain
- Top floor flat
- Town centre
- Kitchen/Living room
- Bedroom 1
- Small second bedroom
- Bathroom
- Bright
- Pleasant town outlook

**Tenure:** Leasehold. Approx. 956 years remaining.

Ground rent £25pa. Insurance approx. £300pa

**Property Type:** Flat

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

**Council Tax Band:** A

Positioned in a central town location with pleasant rooftop views, this top-floor flat offers comfortable living with convenient access to local amenities.

Upon entering, you are greeted by the combined kitchen and living room. The kitchen area is well-equipped with matching wall and base cupboards, an integrated electric oven with an electric hob, and a stainless steel extractor fan. A 'Franke' sink and drainer with a mixer tap, along with plumbing for an automatic washing machine and an integrated fridge, complete this functional space.

The living area features a charming walk-in bay window, offering appealing rooftop views across Dartmouth towards St. Clement's Church and Jawbones hill.

The main bedroom also benefits from a window to the front, providing similar picturesque views, and includes a fireplace surround.

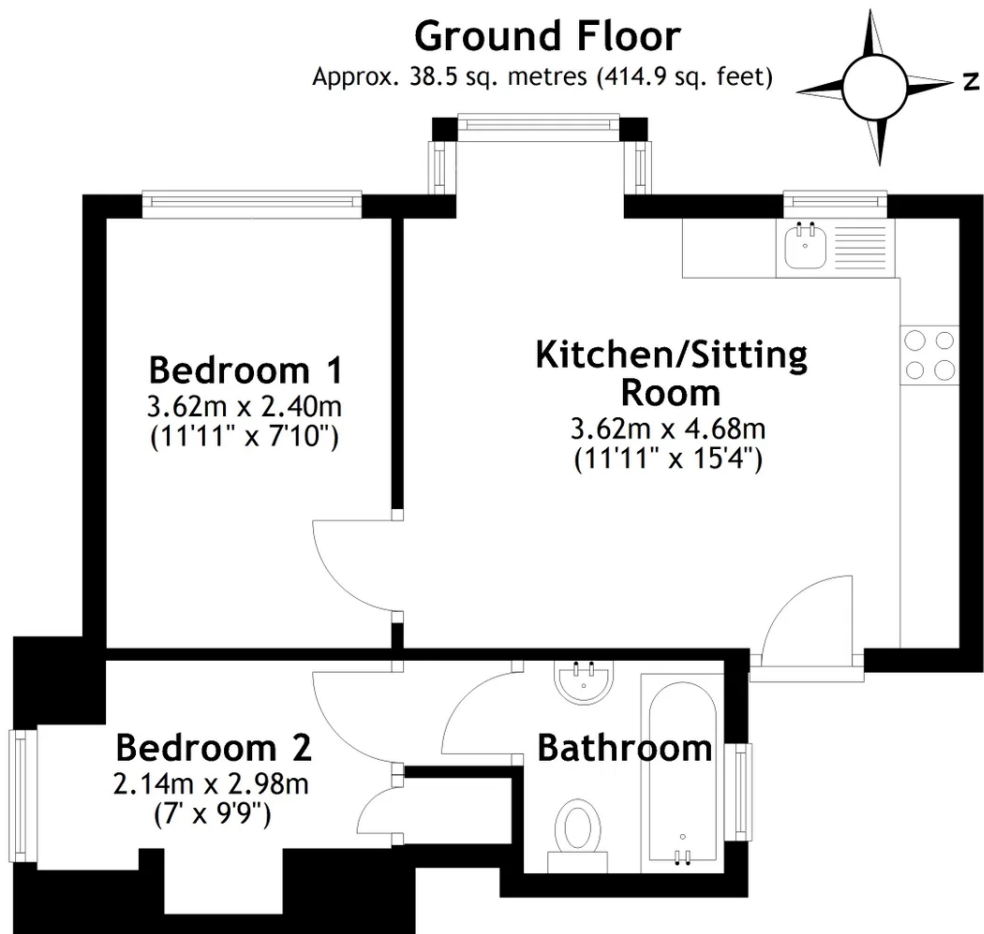
The second, smaller bedroom has windows to the side and a useful built-in cupboard.

The bathroom is fitted with a white three-piece suite, including a low-level flush WC, a pedestal wash hand basin, and a panelled bath with grab handles and an electric shower over.

This property provides a fantastic opportunity for those seeking a low cost and small town centre residence.

**Services:** Mains Electricity, Water and Drainage.





Total area: approx. 38.5 sq. metres (414.9 sq. feet)  
**Flat 3, 6 Lower Street, Dartmouth**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

## Millard Cook

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