

## Clarence Street, Dartmouth

Guide Price **£299,000**

A delightful town centre 2 bedroom apartment with private gardens and a garage

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Charming first floor apartment
- Close to town centre
- Living room
- Kitchen
- 2 Bedrooms
- Shower room
- Garage
- Private rear garden
- NO CHAIN
- Ideal holiday home

**Tenure:** Leasehold

**Property Type:** Apartment

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

A much improved and beautifully presented first floor apartment, in a level position, tucked away in the town centre with all the facilities just a short stroll away. Of particular note is the garage and a good sized and attractive walled rear garden, laid to patio and lawn. It has been a successful holiday let and an internal viewing of the super property is thoroughly recommended.

#### ACCOMMODATION

**COMMUNAL ENTRANCE HALL:** - With stairs to the first floor.

**SITTING ROOM:** - 14'2" x 18'6" (4.32m x 5.64m) With two windows to front aspect, feature fireplace, ceiling lights.

**MODERN FITTED KITCHEN/BREAKFAST ROOM:** 11'6" x 10'7" (3.51m x 3.22m) Integrated dishwasher, oven and hob with extractor, microwave, sink and drainer with mixer tap, ceiling lights and French doors onto the

garden. **BEDROOM 1:** - 10'4" x 10'6" (3.14m x 3.2m) Window to front and ceiling light

point. **BEDROOM 2:** - 8'7" x 7'10" (2.62m x 2.4m) Presently used with bunk beds, having window to rear and fitted cupboard. **BATHROOM** - With three piece suite in white comprising a panelled bath with shower over. Shower screen, wash hand basin set into vanity unit, low flush W.C. with concealed cistern, part tiled walls and lights.

**OUTSIDE:** - A super walled REAR GARDEN with good sized paved SUN TERRACE leading onto the lawned garden with timber garden shed. Just around the corner from the property is the GARAGE.

**POSTCODE:** TQ6 9NW

**EPC RATING:** D

**COUNCIL TAX BAND:** - Currently Business

Rated.

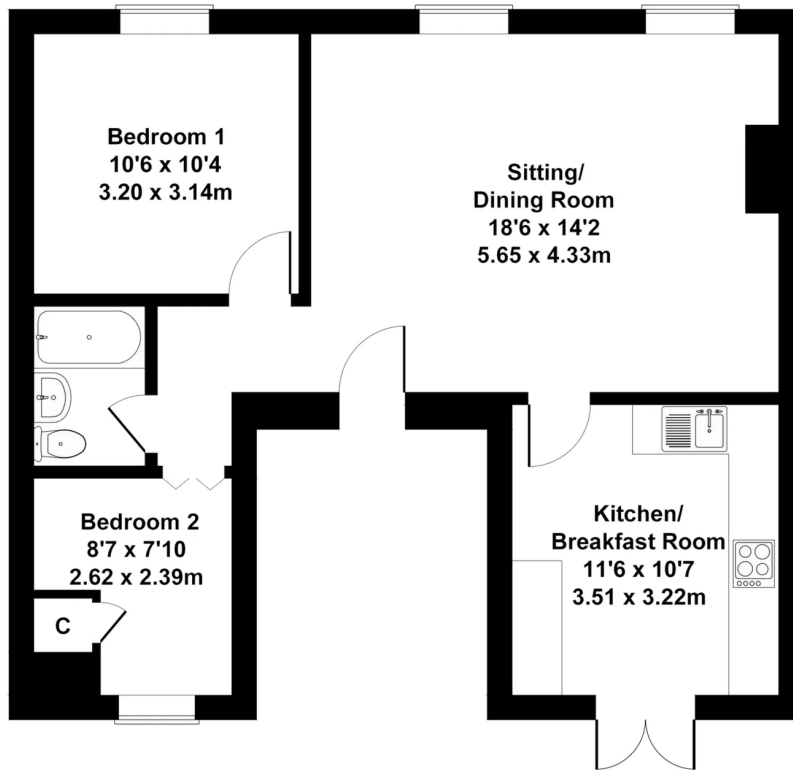
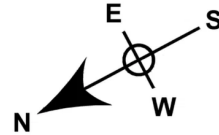
**LEASE:** - 999 years from October 1987 Each of the four flats pays £50 a month towards the maintenance of the building and the maintenance is managed by the owners of the four flats. Each of the owners

has an ownership of the freehold and therefore there is no ground rent.



# 16C Clarence St

Approximate Gross Internal Area  
635 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Millard Cook

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