



MILLARD
COOK



Ford, Dartmouth

Guide Price **£150,000**

An ideal holiday home or stater property within a level walk to town with a charming southerly facing courtyard garden.

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

- Ideal starter / holiday home
- Bedroom
- Bathroom
- Kitchen
- Living room
- Sunny courtyard garden
- Level walk to town
- NO CAIN

Tenure: Leasehold

Property Type: Maisonette

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

Council Tax Band: A

14A Ford is a highly appealing town-centre garden maisonette, enjoying a delightful tucked-away position within level walking distance of the town centre.

The accommodation is set over two floors, on the ground floor an entrance hall leads to a double bedroom and a bathroom. Stairs to the first floor where there is a kitchen and an lounge/dining room.

The lounge/dining room is a light-filled and generously proportioned space with a charming walk-in bay window overlooking the garden. A characterful fireplace with a wooden surround, cast insert and blue tiled cheeks forms an attractive focal point, complemented by built-in cupboards and shelving to either side of the chimney breast.

The property benefits from night storage heating in the entrance hall, bedroom, and lounge/dining room. The bathroom is additionally equipped with a duplex wall heater, a heated towel rail and a night storage heater.

Externally, the property is approached via a footpath serving several properties. Number 14A is situated towards the end on the right-hand side with an entrance canopy over the front door.

Opposite, across the footpath, a gate leads to a delightful courtyard garden. This charming space is paved for ease of maintenance and enjoys a high degree of privacy, with an abundance of mature shrubs and planting. A useful garden store is also included.

LEASE: 999 years from 1 November 1991

The maintenance costs of the building are split 50/50.

GROUND RENT: Approximately £25.00 per annum.

We understand that this property can only be used as a main residence.

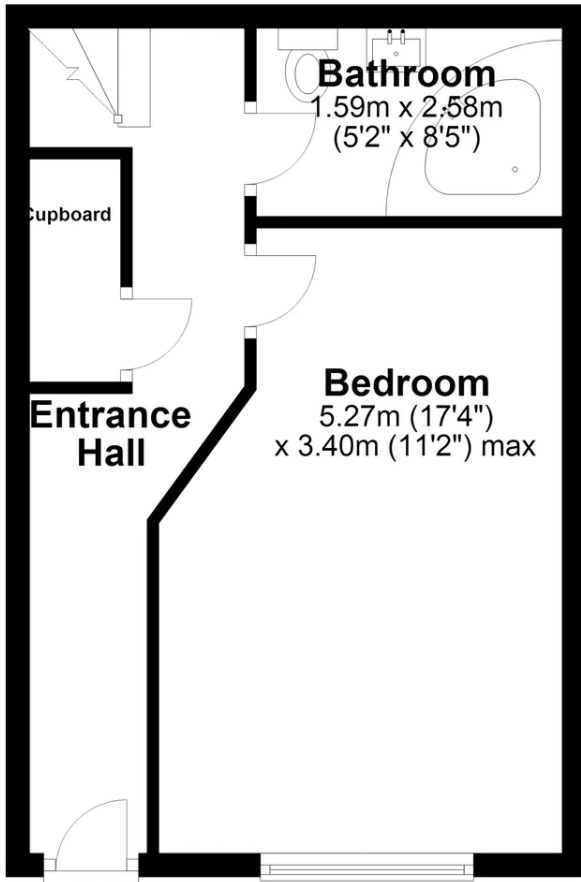
EPC RATING: D

COUNCIL TAX BAND: A

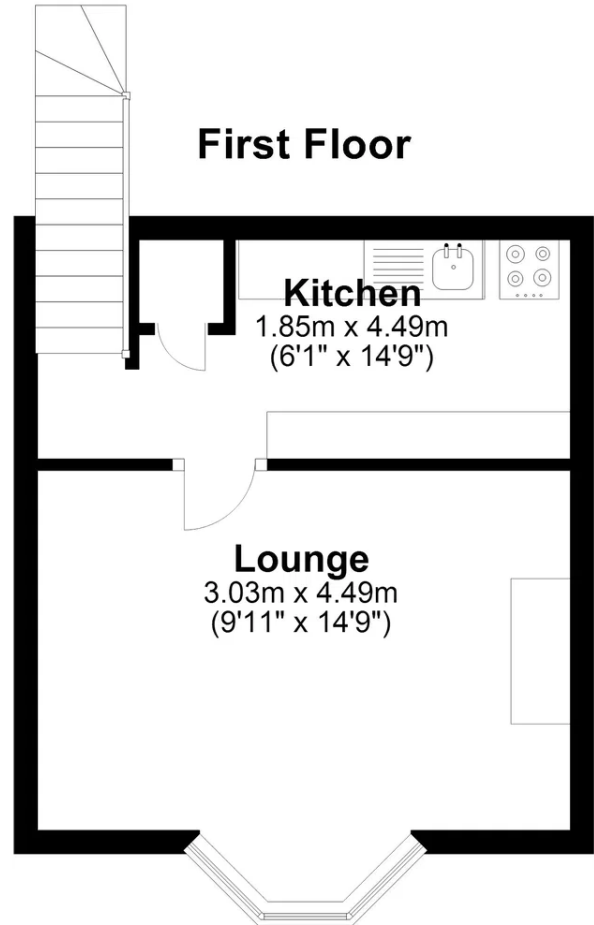
SERVICES: Mains water, drainage and electricity are connected.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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