



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

*Freeborns*  
ESTATE AGENTS

A well presented end terrace 2 bedroom holiday chalet situated on the popular development of Norton Park. The property faces a southerly direction benefits from double glazed windows, new cladding in 2022 and a new roof in 2003.



# 38 Norton Park, Dartmouth, Devon, TQ6 0NH

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### LOUNGE 14'4" X 13'1" (4.37 X 3.99)

TV ariel point, Upvc picture window and door to front.

### KITCHEN

A range of base and eye level units with worktop over, electric oven with hob over, free standing fridge, cupboard housing the fuse box, stainless steel sink and drainer, Upvc window to rear.

### BEDROOM 1 10'2" X 7'5" (3.1 X 2.28)

Upvc window to front.

### BEDROOM 2 10'0" X 7'5" (3.07 X 2.28)

Wall mounted electric radiator, Upvc window to rear.

### BATHROOM

Panelled bath with shower over, wash basin with storage under, part tiled walls, obscured uPVC window.

### WC

Low level WC, obscured uPVC window.

### OUTSIDE

The property has the use of the parks communal grounds and parking and communal parking.

### COUNCIL TAX BAND: A

Amount payable approx £1581

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.

### LOCAL AUTHORITY

South Hams District Council

### SERVICES

Electricity, water and drainage are connected.

### 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.

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