



**57 Norton Park**  
Dartmouth  
Price £55,000

**Freeborns**  
ESTATE AGENTS

A fabulous 2 bedroom holiday chalet occupying a quiet location on the popular site of Norton Park located at the outskirts of Dartmouth. The chalet has been extensively renovated and boasts new double glazing, a modern kitchen, a large walk-in shower, luxury vinyl flooring and a newly finished roof. It also features new external cladding, new plumbing, has been re-wired and is fully insulated.

Chalet exempt from second home council tax premium.



# 57 Norton Park, Dartmouth, TQ6 0NH

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### LOUNGE 14'1" X 13'0" (4.3M X 3.97M)

Double glazed window to front aspect, built-in cupboard, electric radiator, doors to;

### KITCHEN 6'10" X 6'10" (2.1M X 2.1M)

Double glazed window to rear aspect, with a new modern fitted kitchen comprising a range of modern base and wall mounted units, work surface, inset single drainer stainless steel sink with swan neck mixer tap, inset electric hob, built-in stainless steel oven under, stainless steel extractor chimney hood above, tiled splashbacks, integrated dishwasher and large fridge/freezer.

### BEDROOM ONE 9'10" X 8'1" (3M X 2.48M)

Extended to accommodate a King size bed. Double glazed window to rear aspect, electric radiator.

### BEDROOM TWO 9'11" X 7'4" (3.03M X 2.26M)

Double glazed window to front aspect, electric radiator.

### SHOWER ROOM

Double glazed frosted window to rear aspect, a newly refitted modern suite comprising a walk-in shower enclosure with "mira sport" electric shower, sink with cupboard under, close coupled WC, electric heated towel rail, part tiled walls.

### OUTSIDE

Norton Park has wonderful communal grounds with lovely views and ample unallocated parking close to the chalet.

### BUSINESS RATES

Rateable Value: £2,075. - new rate 'not available'.

Zero rated business rates may be available dependent on circumstances.

### COUNCIL TAX:

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 RATING - E

### TENURE

Leasehold 99 years from 1968.

### GROUND RENT

Approximately £1256.07 + VAT per annum, payable per quarter.

### SERVICES

Electricity, water and drainage are connected.

### USAGE

12 month holiday let usage.

### 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.

### RENOVATIONS

For a complete list of renovations please contact Freeborns.

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