



**11 Lower Street**  
Dartmouth  
Price £650,000

*Freeborns*  
ESTATE AGENTS

A well proportioned investment property located in the centre of the popular town of Dartmouth. The property comprises of a large garage with additional courtyard and parking area to the rear. There are two bedroom apartments on the 1st and 2nd floors, both with balconies and the penthouse also benefits from a view of the River Dart.

NO CHAIN. SOLD WITH VACCANT POSESSION.



## **FLAT 2, 11 LOWER STREET**

### **COMMUNAL STAIRCASE**

### **BEDROOM 1**

Non working feature fireplace, sash bay window to front, radiator.

### **BEDROOM 2**

Built in storage cupboards, bay sash window to front, radiator.

### **LOUNGE**

Radiator, sash window to rear.

### **KITCHEN**

A range of modern base and eye level units with granite effect worktop over, integrated electric oven with hob over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge freezer, radiator, extractor fan, window and door to rear roof terrace, sash window to rear, double glazed door to outside balcony.

### **BATHROOM**

Three piece suite comprising low level WC, pedestal wash hand basin and paneled bath with shower over, cupboard housing the combination gas boiler providing domestic hot water and central heating, extractor fan, obscured double glazed window to rear.

### **OUTSIDE**

An attractive roof terrace with River Dart glimpses.

## **11 LOWER STREET GARAGE**

### **OPEN ENDED GARAGE 39'2" X 17'3" (11.94M X 5.28M)**

With ceiling lights, power points, meter cupboards and open access through to the parking courtyard.

### **PARKING COURTYARD 40'1" X 11'8" (12.24M X 3.58M)**

Being tarmac and having a cold water supply. An early viewing is advised.

### **TENURE**

Garage owns the freehold.

## **FLAT 1, 11 LOWER STREET**

### **FRONT DOOR TO ENTRANCE HALL**

Storage cupboard, entrance phone, radiator.

### **BEDROOM ONE**

Non working feature fireplace, window to front, radiator.

### **BEDROOM TWO**

Built in storage cupboards, bay window to front, radiator.

### **LOUNGE**

Radiator, double glazed patio doors to rear balcony.

### **KITCHEN**

Modern high gloss base and eye level units with black granite effect worktop over, integrated stainless steel sink and drainer with mixer tap, integrated electric oven with hob and air re-circulator over, space for fridge, space and plumbing for washing machine, wall mounted combination gas boiler providing domestic hot water and central heating, extractor fan, window to rear.

## **SHOWER ROOM**

Three piece suite comprising low level WC, pedestal wash hand basin, corner shower, extractor fan, radiator, obscured window to rear.

## **OUTSIDE**

Balcony area with non slip plastic decking.

## **LOCAL AUTHORITY**

South Hams District Council

## **COUNCIL TAX BAND**

Amount payable approx

## **EPC:**

## **SERVICES**

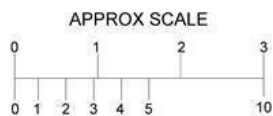
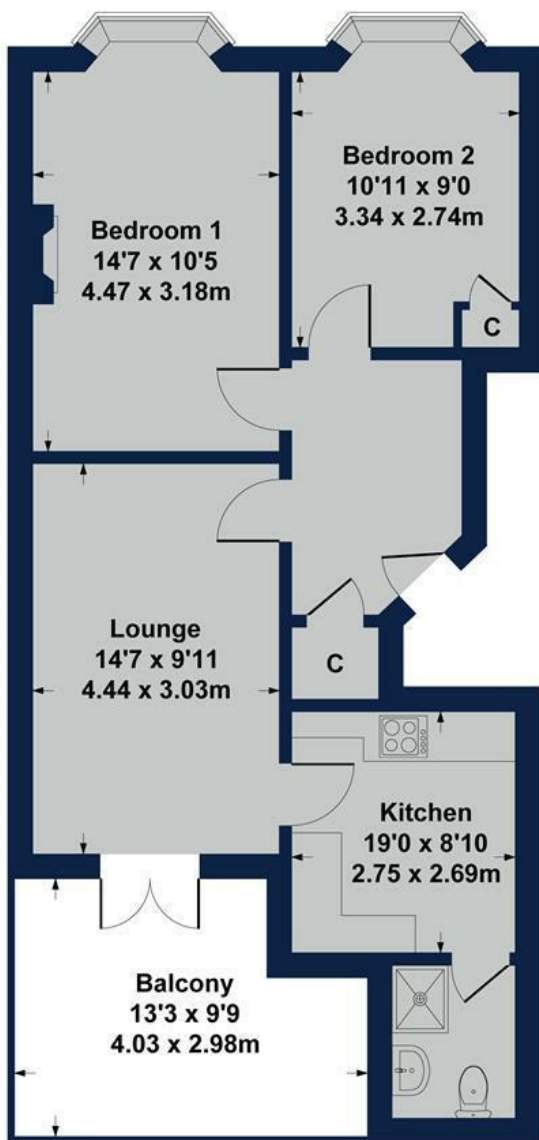
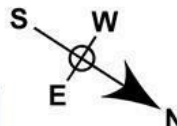
Electricity, gas, water and drainage are connected.

## **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.

# Flat 1, 11 Lower Street Dartmouth, Devon, TQ6 9AN

Approximate Gross Internal Area  
624 sq ft - 58 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Produced by The Plan PortalPotterplans Ltd. 2024

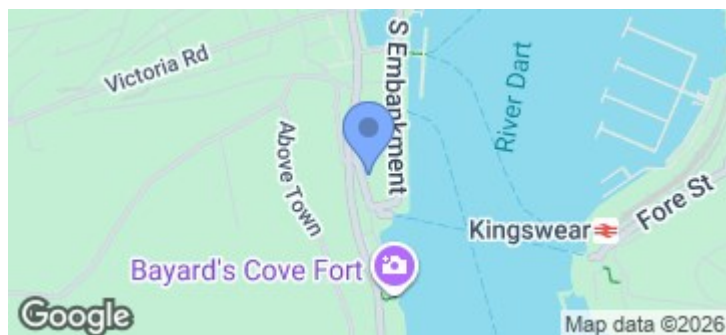


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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>74</b>	<b>80</b>	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>64</b>	<b>72</b>	
England & Wales	EU Directive 2002/91/EC	



Tom Freeborn  
Dip DEA MNAEA MARLA

