



117 Norton Park
Dartmouth
£58,000

Freeborns
ESTATE AGENTS

A well presented, recently renovated two bedroomed terraced holiday chalet situated on the popular development of Norton Park. This two bedroomed chalet benefits from the parks communal grounds and parking nearby.

The chalet was renovated internally in 2015 and externally (the cladding, windows and doors) in 2022. In addition to this, a new roof was installed in 2019 in order to maximise insulation.



117 Norton Park Norton, Dartmouth, TQ6 0NH

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

LOUNGE / DINER

Double glazed door and window to front aspect, built-in storage cupboard, wall mounted electric flame effect heater, wood laminate flooring.

KITCHEN

Modern refitted kitchen with a range of base and wall mounted units, worksurface, inset single drainer stainless steel sink, inset 4 ring electric hob, electric oven under and extractor chimney hood above, tiled splashbacks, space and plumbing for a washing machine, space and plumbing for a dishwasher, recessed ceiling downlighters, cupboard housing coin electric meter.

BEDROOM ONE

Double glazed window to rear.

BEDROOM TWO

Double glazed window to front.

SHOWER ROOM

Double glazed frosted windows to rear, corner shower enclosure with electric shower ('Mira Jump'), built in cupboards with worksurface and inset sink, hidden cistern WC, wall mounted chrome heated towel rail, tiled floor with underfloor heating, part tiled walls.

OUTSIDE

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

COUNCIL TAX BAND A

Amount payable approximately £1507 per annum.

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 - F

SERVICES

Electricity, water and drainage are connected.

TENURE

Leasehold 99 years from 1969.

GROUND RENT

Amount payable approximately £931.84 plus VAT per annum.

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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