



**323 Norton Park**  
Dartmouth  
Guide price £57,995

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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 boasts a modernised design and spacious feel throughout.



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

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### LOUNGE 13'11" X 13'3" (4.25 X 4.06)

Double glazed windows to front with views towards the River Dart, wall mounted electric heater, laminate flooring, doors to;

### KITCHEN 7'1" X 5'5" (2.16 X 1.66)

Double glazed window to rear, modern refitted base and wall mounted kitchen units, worksurface with inset single drainer acrylic sink with swan neck mixer tap, inset 4 ring induction hob, built-in stainless steel oven under, stainless steel extractor chimney hood above, integrated dishwasher, space for fridge/freezer, tiled splashbacks, under cupboard lighting, recessed ceiling downlighters, space for undercounter fridge.

### BEDROOM ONE 9'11" X 7'6" (3.03 X 2.29)

Double glazed window to front with views towards the River Dart, wall mounted electric heater, laminate flooring.

### BEDROOM TWO 10'3" X 7'6" (3.14 X 2.3)

Double glazed window to rear, wall mounted electric heater, laminate flooring.

### SHOWER ROOM

Double glazed frosted window to rear, corner shower enclosure with "mira sport" electric shower, worksurface with inset designer sink and mixer tap, built-in cupboard under, hidden cistern WC, space and plumbing for a washing machine, space for a tumble dryer, built-in storage cupboard, fully tiled walls, wall mounted extractor fan, wall mounted designer electric heated towel rail, recessed ceiling downlighters.

### OUTSIDE

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

### 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.

Planning permission granted for 12 month usage.

### GROUND RENT

Approx £257 per quarter.

### SERVICES

Electricity, water and drainage are connected.

### LOCAL AUTHORITY

South Hams District Council

### 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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