



**31 Lake Street**  
Dartmouth  
£270,000

*Freeborns*  
ESTATE AGENTS

A well presented two bedroom cottage with accommodation set out over three floors and benefitting from having a garden located in tis central position in Dartmouth's vibrant town centre.



# 31 Lake Street, Dartmouth, TQ6 9DS

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## KITCHEN/LIVING AREA

### LIVING AREA

Double glazed window to front aspect, designer radiator, staircase to first floor, built-in shelves into alcoves.

### KITCHEN AREA

Range of modern base cupboards and drawer units, full height \* unit, worksurface, built-in stainless steel electric oven, inset four-ring electric induction hob, integrated fridge, dishwasher and pull out bin storage system, inset single drainer stainless steel sink with designer swan neck mixer tap.

### FIRST FLOOR LANDING

Staircase to second floor, radiator, double glazed door to rear garden, doors to;

### BEDROOM TWO

Double glazed window to front, radiator.

### BATHROOM

Double glazed frosted window to rear, modern refitted white suite comprising a panelled bath with designer mixer tap and shower over, pedestal wash hand basin, close coupled WC, wall mounted chrome heated towel rail, built-in storage cupboards, fully tiled walls, extractor fan.

### SECOND FLOOR LANDING

### BEDROOM ONE

Dual aspect room with double glazed window to front, double glazed Velux window to rear, radiator, recessed storage cupboard housing the 'Glow Worm' gas combi boiler.

### REAR GARDEN

Millboard steps up to shingled garden area, under deck storage area, \*, millboard decked area. Devon stone wall forming the \*.

**EPC: TBC**

**COUNCIL TAX BAND: B**

## 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.

## FURNISHINGS

The property has the option of being sold fully furnished.



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