

24 Norton Park

Dartmouth

Guide price £45,000

Freeborns ESTATE AGENTS

A mid terraced holiday chalet located at the popular site of Norton Park, a short distance from Dartmouth. The property, which benefits from uPVC double glazing has been re-clad to the front and rear with fibre cement boarding.





24 Norton Park Norton, Dartmouth, Devon, TQ6 0NH

DIRECTIONS
Take the A3122 signposted towards Totnes, on leaving Dartmouth passing Sainsbury`s on your right continue for approximately half a mile or so and the entrance to Norton Park will be found on your right hand side. On entering the park proceed down the main driveway before turning right at the end.

LOUNGE 14'0" X 13'3" (4.29 X 4.06)
Carpeted floor, TV aerial point, uPVC door and large uPVC picture window to front.

KITCHEN
A range of base and eye level units with granite effect worktop over, stainless steel sink and drainer, electric oven with hob over, under counter fridge, cupboard housing the fusebox and electric meter, cupboard housing the hot water heater.

CLOAKROOM / WC
Low level WC, obscured window to rear.

SHOWER ROOM
Wash hand basin and shower cubicle with electric shower, obscured uPVC window to rear.

BEDROOM 1 10'0" X 7'6" (3.06 X 2.29)
Wall mounted electric radiator, uPVC window to front.

BEDROOM 2 9'10" X 7'6" (3.0 X 2.31)
Wall mounted electric radiator, uPVC window to rear.

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

TENURE
Leasehold 99 years from 1967

COUNCIL TAX BAND
Amount payable approx
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.

GROUND RENT
Approximately £1117.88 + VAT payable annually.

BUSINESS RATES
Rateable value: £2,075.

100% small business rates relief may be applicable if all qualifying criteria are met.

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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