



MILLARD
COOK



Nelson Road, Dartmouth

Guide Price **£110,000**

A spacious first floor flat with a private garden and residents parking. No chain

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Tenure: Leasehold

Property Type: Maisonette

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

19 Nelson Road is a spacious first floor flat in a popular location. It has a good sized rear garden. The flat has views towards the River Dart and distant views to Torquay. It has uPVC double glazing and gas fired central heating. Both bedrooms are of a generous double size. The lounge has a fitted fireplace and there is a fitted kitchen/breakfast room with plenty of cupboards and space for whiteware. The bathroom suite is white and has a shower over the bath. There is a car park area for the use of these properties a short distance away. The property is in need of some redecoration.

Accommodation

Entrance Porch

Accessed via a pathway and steps from the road, with door opening to stairs rising to the main hallway.

Lounge

A light and airy room with window to the front aspect, enjoying views across the Dart Valley towards Torquay. Feature fireplace with electric fire, radiator, and dado rail.

Kitchen/Breakfast Room

Fitted with a range of floor and wall-mounted units and an integral sink. Spaces for washing machine, tumble dryer, and fridge/freezer, along with a recess for an electric cooker with extractor hood over. Window to the rear aspect.

Boiler Cupboard

Housing a gas-fired combination boiler, with additional built-in airing/storage cupboard with slatted shelving.

Bedroom One

A generous double room positioned to the front, benefiting from lovely rural views towards the River Dart and Torquay. Built-in wardrobe, radiator, and dado rail.

Bedroom Two

Another good-sized double bedroom, facing the rear. Includes a built-in storage cupboard and dado rail.

Bathroom

Fitted with a white suite comprising panelled bath with Triton electric shower over, wash hand basin, and WC. Part tiled walls, tongue and groove panelled ceiling, and radiator. Outside

To the rear of the property is a good-sized garden, mainly laid to lawn, along with a useful storage/workshop. A residents' car parking area is located a short distance from the property.

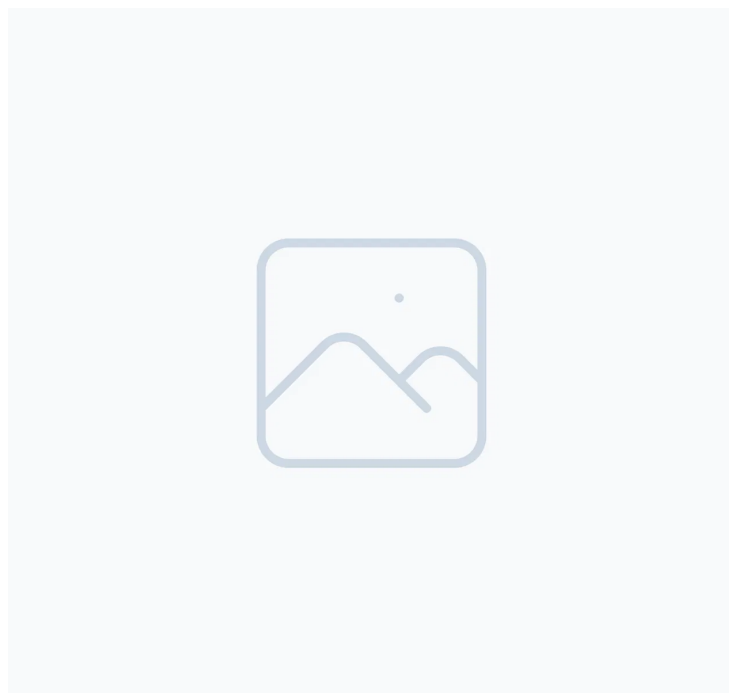
COUNCIL TAX BAND: A

EPC RATING: C. **SERVICES:** All mains services are connected. **LEASE:** 125 years from 2002

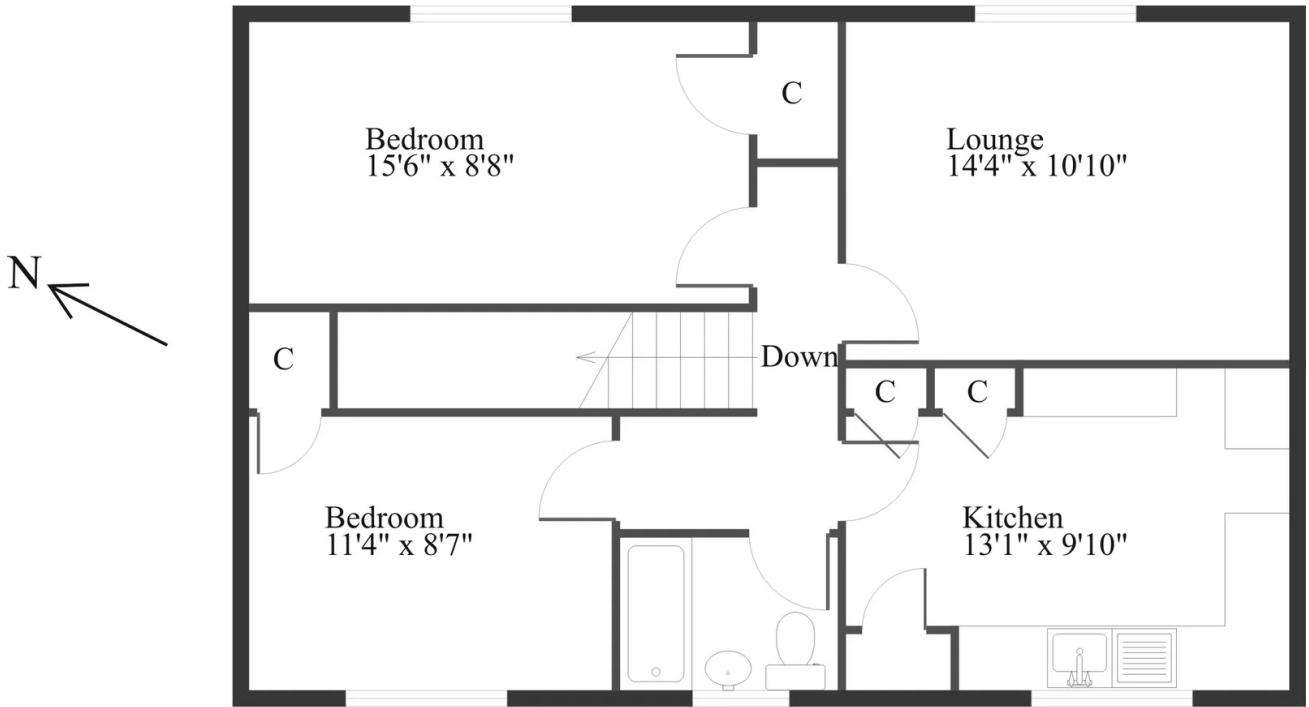
SERVICE CHARGE: Approximately £39.82 per month.

GROUND RENT: £10.00 per annum

N.B. The property cannot be holiday let. Contact the office for further details.



19 Nelson Road

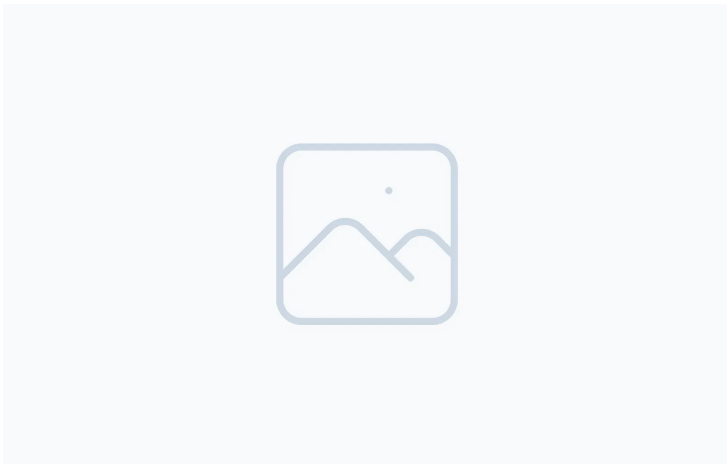


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor Business Etc Ltd

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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