



**Norton Park**  
Dartmouth  
Price £45,000

*Freeborns*  
ESTATE AGENTS

A well presented chalet located in the popular development of Norton Park. The chalet benefits from a new roof which was installed in 2024.



# 122, Norton Park Norton, Dartmouth, TQ6 0NH

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### LOUNGE 14'1" X 13'3" (4.31 X 4.04)

Double glazed window to front, wood laminate flooring, doors to;

### KITCHEN 7'1" X 6'11" (2.17 X 2.11)

Double Glazed window to rear aspect, range of base and wall mounted kitchen cupboards and drawer units, worksurface, butler sink with mixer tap, space for freestanding cooker, stainless steel extractor chimney hood, space and plumbing for a washing machine.

### BEDROOM ONE 10'1" X 7'5" (3.08 X 2.28)

Double glazed window to front, wood laminate flooring.

### BEDROOM TWO 10'4" X 7'4" (3.16 X 2.25)

Double glazed window to front, wood laminate flooring.

### SHOWER ROOM

Double glazed frosted windows to rear aspect, shower enclosure with unit 'mira jump' electric shower, floating vanity unit with inset wash hand basin and mixer tap, close coupled WC, wall mounted brushed aluminium heated towel rail, part tiled walls, wood laminate flooring.

### OUTSIDE

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

### LOCAL AUTHORITY

South Hams District Council

### COUNCIL TAX BAND: A

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:

### SERVICES

Electricity, water and drainage are connected.

## SERVICE CHARGE

TBC.

## 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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