



40 Mayflower Close
Dartmouth
Price £175,000

Freeborns
ESTATE AGENTS

****WATCH THE FULLY NARRATED VIDEO TOUR**** A fully renovated first floor two-bedroom apartment with garden. The property was recently renovated to include a new kitchen, bathroom, boiler and plumbing.



40 Mayflower Close, Dartmouth, TQ6 9JN

THE ACCOMMODATION COMPRISSES: (ALL MEASUREMENTS APPROX)

ENTRANCE

Half glazed obscured uPVC front door, meter cupboard, engineered oak carved staircase leads to;

FIRST FLOOR

Hallway comprising a radiator, loft hatch with drop down ladder to boarded loft area. LVT flooring.

LOUNGE

Feature electric fireplace, built-in cupboards and storage alcove, radiator, LVT flooring, uPVC window to front.

KITCHEN

Sage shaker style base and eye level units with wood effect worktop over. Ceramic sink and drainer with mixer tap, integrated oven with hob and extractor fan over. Space for washing machine, tumble dryer and dishwasher, space for fridge freezer. Under counter cupboard housing the gas fired condensing boiler (replaced in 2025), two additional storage cupboards. Tiled splashbacks, LVT flooring, uPVC window to rear with countryside views.

BEDROOM ONE

Built-in storage cupboard, radiator, LVT flooring, uPVC window.

BEDROOM TWO

Built-in storage cupboard, radiator, LVT flooring, uPVC window to rear with countryside views.

BATHROOM

Panelled bath with folding screen and mains pressure shower over, wash hand basin with mixer tap and storage under, chrome ladder style heated towel rail, part tiled walls, LVT flooring, extractor fan, obscured uPVC window to rear.

WC

Low level WC with shelving behind, LVT flooring, obscured uPVC WINDOW.

OUTSIDE

Decked and panelled upper garden with steps leading to lower level with organised brick-built store and additional timber built shed.

PLEASE NOTE

Please note there is a right of way through the garden for the lower flat to access their storage building and across the rear of the property for the neighbours.

LOCAL AUTHORITY

South Hams District Council

EPC: C

COUNCIL TAX BAND: A

SERVICE CHARGE

Service charge and ground rent tbc.

TENURE

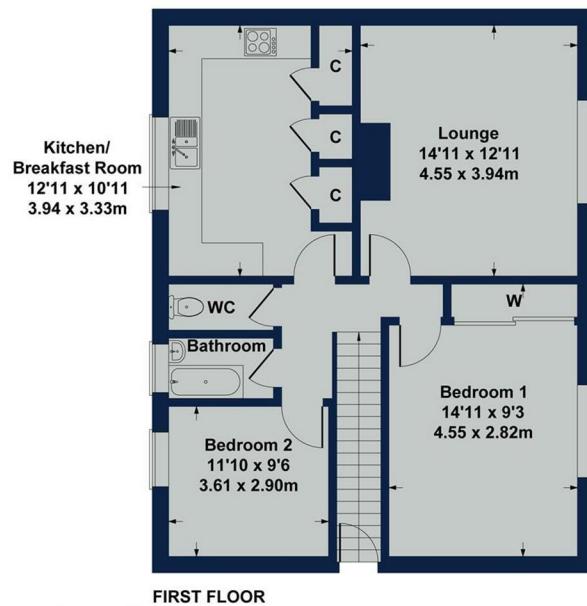
88 years left on the lease.

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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Approximate Gross Internal Area
775 sq ft - 72 sq m



APPROX SCALE
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2025



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