

1 Lilac Place

Dartmouth

Price £100,000

Freeborns ESTATE AGENTS

25% Ownership.





1 Lilac Place, Dartmouth, TQ6 0GH

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

Entrance Hall
Stairs rising to the first floor and a built-in storage cupboard housing the fuse box and door key.

Sitting Room
Double-glazed window to the front and radiator.

Kitchen / Diner
Double-glazed window and double-glazed French doors leading to the rear garden. Fitted with a range of base and wall-mounted cupboards with drawer units and work surfaces over. Inset 1 1/2 bowl single drainer stainless steel sink with mixer tap. Built-in stainless steel four-ring gas hob with a stainless steel extractor chimney hood above and built-in stainless steel oven under. Stainless steel splashback. Wall-mounted cupboard housing the gas boiler. Space and plumbing for a washing machine. Radiator and door to understairs storage cupboard.

Separate WC
Fitted with a close-coupled WC, corner pedestal wash hand basin, radiator, and extractor fan.

First Floor Landing
Loft access hatch, recessed storage cupboard, and radiator.

Bedroom One
Double-glazed window to the front and radiator.

Bedroom Two
Double-glazed window to the rear and radiator.

Bedroom Three
Double-glazed window to the rear and radiator.

Bedroom Four
Double-glazed window to the rear and radiator.

Bathroom
Modern fitted white suite comprising a panelled bath with shower over, pedestal wash hand basin, close-coupled WC, chrome heated towel rail, and extractor fan.

Rear Garden
Lawned garden with pathways leading to a rear gate, providing access to the parking area and garage. External power socket.

Garage
Single garage en-bloc with up-and-over door.

SERVICE CHARGE (ALL FEES APPROXIMATELY)
Service charge* £13.42
Estate charge £8.15
Buildings insurance £7.42
Management fee £2.22
Landlord Electric £2.17
Reserve fund payment £8.33
Total monthly payment excluding rent £41.71
*Service charges will be reviewed annually with any changes coming into effect on the 1st April each year.

RENT (ALL FEES APPROXIMATELY)
£635.94

COUNCIL TAX BAND: E

EPC: 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.



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