



4 Lake Street
Dartmouth
£225,000

Freeborns
ESTATE AGENTS

A well presented two bedroom cottage located in the heart of Dartmouth's town centre and currently used as a successful holiday let. Offered for sale CHAIN FREE.



4 Lake Street, Dartmouth, TQ6 9DS

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Staircase to first floor, doors to;

SITTING ROOM 14'8" X 12'2" (4.49M X 3.73M)

Double glazed window to front aspect, feature fireplace with wooden surround and electric fire insert, under stairs storage cupboard, Karndean flooring.

KITCHEN 9'1" X 6'4" (2.78M X 1.94M)

Double glazed window to front aspect, range of base and wall mounted kitchen units, worksurface, inset stainless steel sink, inset four ring electric hob with stainless steel extractor chimney hood above and stainless steel built-in oven under, stainless steel splashback, space and plumbing for a washing machine and a dishwasher, space for an undercounter fridge, tiled floor.

FIRST FLOOR LANDING

doors to;

BEDROOM ONE 12'9" X 10'0" (3.91M X 3.06M)

Double glazed window to front aspect, wall mounted electric radiator, two large fitted wardrobes.

BEDROOM TWO 6'9" X 6'5" (2.08M X 1.97M)

Double glazed window to front aspect, wall mounted electric radiator.

SHOWER ROOM

Double glazed frosted window to front aspect, walk-in shower with electric shower, pedestal wash hand basin, close couple WC, fully tiled walls, tiled floor, electric chrome heated towel rail, extractor fan.

TENURE

Freehold

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.

LOCAL AUTHORITY

South Hams District Council

EPC RATING

EPC - E

4 Lake Street

Approximate Gross Internal Area
646 sq ft - 60 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2024



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