



209 Norton Park
Dartmouth
£75,000

Freeborns
ESTATE AGENTS

This well appointed detached two bedroom chalet occupies an enviable position in the popular holiday chalet park, Norton Park and benefitting from a newly refitted kitchen.

This property benefits from countryside views reaching as far as the River Dart, use of the parks communal parking and grounds, an enclosed front patio and fitted wardrobes in the bedrooms.



209 Norton Park Norton, Dartmouth, Devon, TQ6 0NH

THE ACCOMMODATION COMPRISSES: (ALL MEASUREMENTS APPROX)

OPEN PLAN LOUNGE / DINING / KITCHEN AREA

Triple aspect room with double glazed windows to three sides, wall mounted electric heater, carpet throughout lounge and dining area.

A newly refitted kitchen comprising a range of base and wall mounted kitchen cupboards and drawer units, inset 1 1/2 bowl single drainer sink with swan neck mixer tap, inset electric hob with built-in stainless steel electric oven under, space for an undercounter fridge, tiled floor.

SHOWER ROOM / WC

White 3 piece suite, with integrated sink and storage surrounds, low level WC and walk in Triton shower. Heated ladder style towel radiator and LED vanity mirror, tiled walls and floor. Obscure uPVC to rear.

BEDROOM 1

Full length fitted wardrobes, with hanging space and shelving. Wall mounted electric heater and uPVC window to rear with fire escape.

BEDROOM 2

Full length fitted wardrobes, with hanging space and shelving. Wall mounted electric heater and uPVC window to rear with views of the River Dart and fire escape.

OUTSIDE

To the front of the property, there is an enclosed seating area with a closable gate to the road and communal parking nearby. The property also has the benefit of the parks communal grounds.

TENURE

Leasehold 99 years from 1969.

12 Months Holiday Usage.

GROUND RENT

Approximately £282.23 payable quarterly.

BUSINESS RATES

Rateable Value £2,400.

Zero rated business rates may be available dependent on circumstances.

EPC RATING - F

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.

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

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