



**14B Duke Street**  
Dartmouth  
Price £185,000

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A penthouse 2 bedroom apartment with accommodation set out over two floors located in the heart of Dartmouth in need of modernisation but would make an ideal bolt hole, investment or first time buy.



# 14B Duke Street, Dartmouth, TQ6 9PZ

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

EPC RATING: TBC.

The property is accessed either via a communal internal stairway or an external metal staircase.

COUNCIL TAX BAND: A.

## Entrance Hall

Built-in airing cupboard housing hot water tank, night storage heater, loft access hatch, doors to:

TENURE: Leasehold 999 years from March 1992.

SERVICE CHARGE: Currently £2,295.44 PA (This figure is expected to drop once the communal stairway redecoration is completed).

## Kitchen

Obscured glazed door to fire escape, window to rear, single drainer sink unit with cupboards and drawers under, tiled work surface with cupboards built-in under, cupboards above, further tiled work surface and wall mounted cupboards, space for electric cooker, wall mounted electric heater, tiled splashbacks.

GROUND RENT: £10 PA

## 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.

## Bedroom Two

Window to rear.

## Bathroom

Panelled bath with "Triton T80i" electric shower over, low level WC, pedestal wash hand basin, part tiled walls, electric heated towel rail, skylight window to side.

## Sitting Room

Window to front, night storage heater, folding glazed doors to:

## Dining Room

Window to front, staircase to first floor.

## Landing

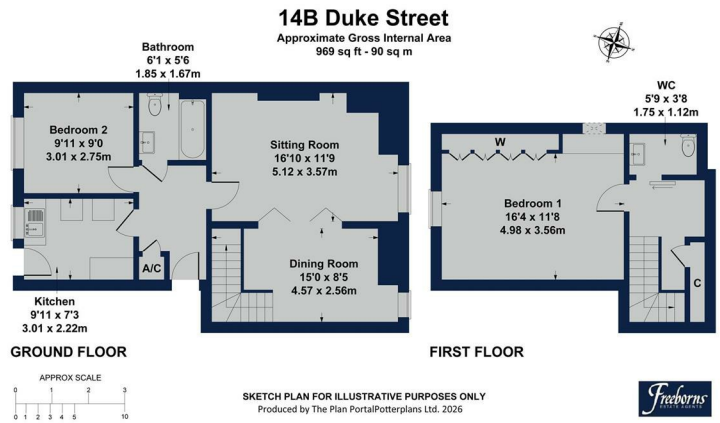
Access to eaves storage space, sliding door to separate WC, door to:

## Bedroom One

Window to front, Velux window to side, built-in wardrobe.

## Separate WC

Wash hand basin with electric hot water heater, low level WC, part tiled walls.



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