



**The Bungalow Norton Park**  
Dartmouth  
£195,000

*Freeborns*  
ESTATE AGENTS

An exciting opportunity has arisen to purchase this 2 / 3 bedroom Freehold bungalow located within the grounds of the popular holiday park of Norton Park.

The property would be ideal for a range of uses and could be separated into 2 separate holiday let properties, subject to the necessary consents. Please note that this property can only be used as a holiday home or holiday let investment.



# The Bungalow Norton Park, Norton, Dartmouth, TQ6 0NQ

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### LOUNGE

Radiator, window to front.

### KITCHEN

A range of base and eye level cupboards with sink, double oven, hob and gas boiler, window to front and side. Door leads to garden.

### SHOWER ROOM

3 piece suite comprising low level WC, wash hand basin, corner bath with shower over, obscured window to rear.

### WC

Obscured window to rear.

### 2 DOUBLE BEDROOMS

### OFFICE SPACE / THIRD BEDROOM

### OUTSIDE

A lawned and paved garden and 2 parking spaces.

### COUNCIL TAX BAND A

Amount payable approximately £1507 per annum.

We have been informed that by the chalet owners association that they have received confirmation from South Hams District Council that the chalets on this site receive a class L exemption and therefore will not be liable for a double council tax charge as is the case with other 2nd homes.

### EPC RATING - E

### TENURE

Leasehold 999 years with a peppercorn ground rent and a service charge of £1,500 PA

### PLEASE NOTE

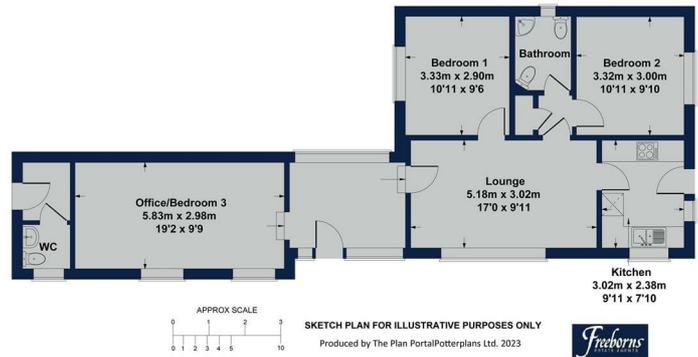
This property can only be used as a holiday home or a holiday let investment.

### 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.

## The Bungalow, Norton Park, Norton, Dartmouth, TQ6 0NQ

Approximate Gross Internal Area  
861 sq ft - 80 sq m



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