



**62 Norton Park**  
Dartmouth  
£40,000

*Freeborns*  
ESTATE AGENTS

An end of terrace holiday chalet, on the popular site of Norton Park. The property benefits from uPVC double glazing and has the use of the parks communal grounds and parking.



# 62 Norton Park Norton, Dartmouth, Devon, TQ6 0NH

## DIRECTIONS

Take the A3122 signposted towards Totnes, on leaving Dartmouth passing Sainsbury's on your right continue for approximately half a mile or so and the entrance to Norton Park will be found on your right hand side. On entering the park proceed down the main driveway before turning right at the end, proceed along the road into the lower parking and chalet number 63 will be found on your right hand side one row up from the bottom.

## LOUNGE 14'2" X 13'0" (4.33 X 3.98)

TV aerial cable, obscured uPVC door and large uPVC picture window to front.

## KITCHEN

A range of base and eye level units with wood effect worktop over, stainless steel sink and drainer, electric oven with hob over, fridge, cupboard housing the fuse box and electric meter.

## BATHROOM

Pedestal wash hand basin and bath, heated towel rail, airing cupboard, obscured uPVC window to rear.

## CLOAKROOM / WC

Low level WC, obscured uPVC window to rear.

## BEDROOM 1 10'0" X 7'5" (3.05 X 2.28)

uPVC window to front.

## BEDROOM 2 10'1" X 7'5" (3.08 X 2.28)

uPVC window to rear.

## OUTSIDE

The property has the benefit of the parks communal grounds and parking.

## TENURE

Leasehold 99 years from 1968

## COUNCIL TAX BAND

Amount payable approx

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.

## GROUND RENT

Approximately payable quarterly £200

## BUSINESS RATES

Rateable value: £2,075.

100% small business rates relief may be applicable if all qualifying criteria are met.

## 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.

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