



**120 Norton Park**  
Dartmouth  
Price £40,000

*Freeborns*  
ESTATE AGENTS

A well presented chalet located in the popular development of Norton Park.



# 120 Norton Park Norton, Dartmouth, TQ6 0NH

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

**LOUNGE 13'10" X 13'2" (4.24 X 4.02)**

Double glazed window to front, wood laminate flooring, doors to;

**KITCHEN 7'2" X 7'1" (2.2 X 2.17)**

Double glazed window to rear, range of base and wall mounted kitchen cupboards and drawer units, worksurface, breakfast bar, inset single drainer stainless steel sink with swan neck mixer tap, space for a washing machine, space for fridge freezer, tiled splashbacks.

**BEDROOM ONE 10'0" X 7'4" (3.06 X 2.26)**

Double glazed window to front, wood laminate flooring.

**BEDROOM TWO 10'4" X 7'5" (3.16 X 2.27)**

Double glazed window to rear aspect, wood laminate flooring.

**SHOWER ROOM**

Shower enclosure with 'Bristan glee' electric shower, built-in cupboards, marble worksurface with design wash hand bowl and mixer tap, close coupled WC, wall mounted chrome heated towel rail, part tiled walls, tiled floor.

**OUTSIDE**

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

**SERVICES**

Electricity, water and drainage are connected.

**LOCAL AUTHORITY**

South Hams District Council

**COUNCIL TAX BAND: A**

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:**

TBC.

**SERVICE CHARGE**

TBC.

**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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