123 Norton Park

Dartmouth

£59,995

Freeborns
ESTATE AGENTS

A thoroughly modernised 2 bedroom holiday chalet set within the popular development of Norton Park. The property benefits from replacement kitchen and shower room, replacement composite cladding to the front and is well presented throughout.

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

LOUNGE 14'1" X 13'1" (4.31M X 4.01M)
Sliding patio door, laminate flooring, feature electric fire place.

KITCHEN
Modern grey high gloss base and eye level units with worktop over. Stainless steel sink and drainer with mixer tap, integrated oven with hob and extractor oven, under counter fridge, cupboard housing the fuse box, cupboard housing the direct acting water heater, laminate flooring window to rear.

BEDROOM 1 9'11" X 7'2" (3.04M X 2.19M)
Laminate flooring, window to front.

BEDROOM 2 10'3" X 7'3" (3.14M X 2.21)
Laminate flooring, window to rear.

SHOWER ROOM
Laminate flooring, low level WC, sink with storage under, walk in shower cubicle with 'Mira sport' electric shower. Part tiled walls, extractor fan, ladder style heated towel rail, two obscured windows to rear.

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

TENURE
Leasehold 99 years from

GROUND RENT
Approximately payable quarterly £271

BUSINESS RATES
Rateable Value £2,400. The current owner pays £0.00 per annum due to small usness rates relief.

EPC RATING: F

COUNCIL TAX BAND
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.

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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