



**50 Norton Park**  
Dartmouth  
No offers £35,000

*Freeborns*  
ESTATE AGENTS

A well located two bedroomed terraced holiday chalet situated on the popular development of Norton Park. This two bedroomed chalet benefits from far reaching rural and distant sea views, is located close to the parks boundary and also has the benefit of the parks communal grounds and an allocated car parking space nearby.

The chalet has recently had new cedar cladding with thermal insulation and a new roof installed. The property has also had 5 new windows fitted, providing emergency exits in the bedrooms.

The park itself is situated approximately 1.5 miles distance from Dartmouth town centre and is on a main bus route.

Chalet exempt from second home council tax premium.



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

## DIRECTIONS

From Dartmouth take the A3122 sign posted towards Totnes. On leaving Dartmouth passing Sainsburys on your right continue for approximately half a mile or so and the entrance to Norton Park will be on your right hand side. On entering the park turn immediately right and continue down.

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

### LOUNGE 14'1" X 13'1" (4.3 X 4)

With wood effect vinyl flooring, double storage cupboards, TV cable, ceiling light point, large UPVC window and door to front.

### KITCHEN 9'10" X 4'11" (3M X 1.5M)

A range of built in base and eye level units with stainless steel sink and drainer, extractor fan, washing machine, tumble drier, fridge freezer, electric oven, UPVC window to rear.

### BEDROOM 1 9'10" X 7'6" (3M X 2.3M)

Ceiling light point, UPVC window to front.

### BEDROOM 2 9'10" X 7'6" (3M X 2.3M)

Ceiling light point, UPVC window to rear.

### SHOWER ROOM 6'6" X 6'10" (2M X 2.1M)

White three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle with Mira electric shower, double storage cupboard, ceiling light point, two obscured PVC windows to rear.

## OUTSIDE

Within the Norton Park development there are communal grounds and visitors car parking.

## SERVICES

Electricity, water and drainage are connected.

## GROUND RENT

Approximately £265.80 per quarter.

## TENURE

Leasehold. 75 years from 1994.

## USAGE

12 months holiday use permitted.

## COUNCIL TAX BAND A

Amount payable approximately £1505 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.

Zero rated business rates may be available dependent on circumstances.

## EPC RATING

Awaiting EPC.

## 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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