41-43 Clarence Street

Dartmouth

Price £145,000

Freeborns
ESTATE AGENTS

Enjoy independent living in the heart of Dartmouth. Perfectly suited for an individual or couple looking to settle into a bright, easy-to-maintain ground floor apartment without the hassle of steps and hills. Keep your independence with no car required. If you are a long-term Dartmouth resident wishing to continue living in our wonderful town, but the hills and size of your family home is getting too big, this just might be your next home. You can still enjoy complete ease of access to everyday Dartmouth amenities. The Flavel and all its wonderful programmes are only 10 minutes' walk away.

Flat 2, 41-43 Clarence Street, Dartmouth, TQ6 9NW

DIRECTIONS
From Freeborns turn left towards Zion Place, from Zion Place, turn right onto Clarence Street. 41-43 Clarence Street will be 30 seconds along on your right.

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

• Communal entrance

• 2 Bedrooms

• Open plan living

• Compact kitchen

• Electric shower room

• Electric radiators and night storage heaters

• Prime level location, short, easy walk to Marks & Spencer, local shops, Royal Avenue Gardens, the River Dart, and the main bus stop

• No car required as everything Dartmouth has to offer is right on your doorstep, making errands and social outings effortless

• Independent & low maintenance, ground-level entry provides an accessible, easily manageable setting ideal for an individual or couple looking to settle into a peaceful, central home

TENURE
Leasehold - Share of Freehold (2/16) from 1987.

SERVICES
Electricity, water and drainage are connected.

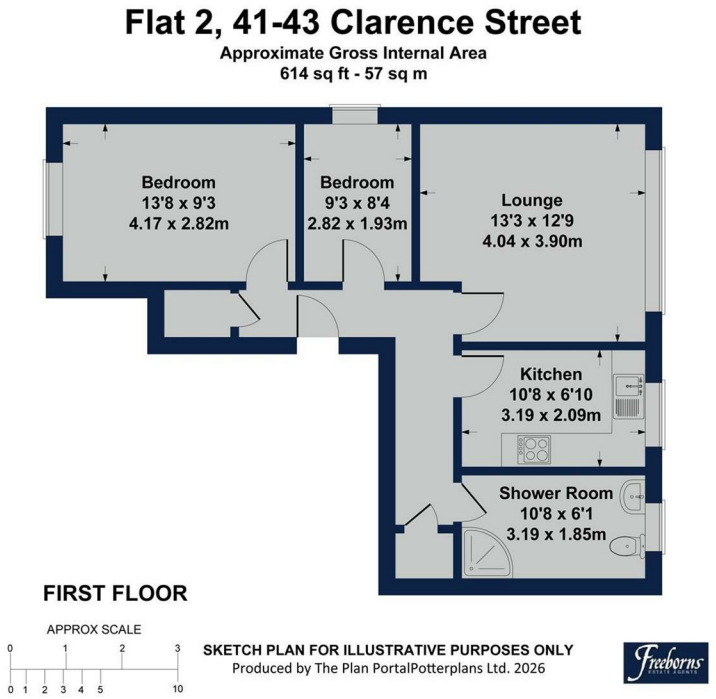
SERVICE CHARGE
£1000.08 annually, payable monthly at £84.34

LOCAL AUTHORITY
South Hams District Council

EPC: E

COUNCIL TAX BAND: A

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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Freeborns ESTATE AGENTS

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