



**35a Lower Street**  
Dartmouth  
£750 Per month

*Freeborns*  
ESTATE AGENTS

A modern 1+ bedroom 1st floor apartment located in Lower Street next to the renowned Cafe Alf Rescos.

The property has gas central heating and open plan living space as well as an ensuite to the main bedroom, storage/walk in wardrobe and shower room.

Available Immediately.



# 35a Lower Street, Dartmouth, Devon, TQ6 9AN

## DIRECTIONS

As you proceed from Freeborns office you past The Royal Castle Hotel continue walking straight heading to the Lower Ferry you will see the property on your right hand side next to Alf Rescos cafe.

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

### GROUND FLOOR ACCESS 3'4" X 5'6" (1.04 X 1.68)

Single access from street level, stairs rising to

### HALLWAY 6'8" X 2'9" (2.04 X 0.84)

Radiator and access to

### LOUNGE/DINER 16'8" X 14'3" (5.1 X 4.35)

Open plan kitchen with modern fitted eye level and base units, with a ceramic hob and electric oven, free standing fridge. Gas boiler for central heating and hot water.

Good size living area with space for sofa also dining table. 3 sash windows with Venetian blinds to front with radiators below.

### BEDROOM 1 14'9" X 14'1" (4.50 X 4.30)

uPVC side window to Al Fresco Cafe, 2 x radiators.

### ENSUITE 14'1" X 4'0" (4.30 X 1.22)

Pedestal sink with chrome taps, Close couple toilet and 5ft shower tray and glass unit with Mira shower, chrome ladder towel rail.

### STUDY/STORAGE 8'10" X 7'6" (2.70 X 2.31)

This room is situated to the back of the property, No external window however extractor fan to street level, currently used as a walk in wardrobe.

### SHOWER ROOM 5'1" X 4'7" (1.56 X 1.40)

Pedestal sink with chrome taps, close couple toilet, glass corner shower unit with Mira shower, chrome ladder style heated towel rail.

### COUNCIL TAX BAND B

### EPC RATING C

### PLEASE NOTE

NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

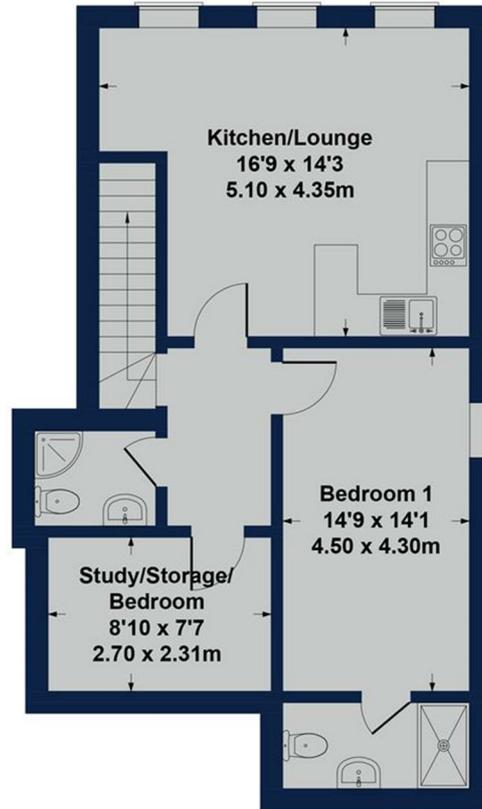
### CONSUMER PROTECTION FROM UNFAIR TRADING

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.

## 35a Lower Street

Approximate Gross Internal Area  
547 sq ft - 51 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Produced by The Plan PortalPotterplans Ltd. 2018



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