



Rope Walk 49b Lake Street
Dartmouth
£950 Per month

Freeborns
ESTATE AGENTS

A 2 bedroom 3 storey cottage in need of modernisation located in central Dartmouth with the considerable benefit of a roof terrace.



Rope Walk 49b Lake Street, Dartmouth, Devon, TQ6 9DS

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

ENTRANCE HALL

Tiled floor, understairs cupboard, radiator.

BATHROOM

3 piece suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower and shower screen over. Tiled floor and walls, ladder style heated towel rail, extractor fan.

Wooden staircase rise to;

1ST FLOOR

OPEN PLAN KITCHEN/LOUNGE

Shaker style base and eye level units with granite effect worktops, integrated oven, ceramic hob, 1 1/2 stainless steel sink and drainer with mixer tap, integrated under counter fridge, integrated washer/dryer. Cupboard housing the gas fired combination boiler, part tiled part laminate flooring, radiator, uPVC windows to front and rear.

Stairs rise to;

2ND FLOOR

BEDROOM ONE

Built-in wardrobe, radiator, uPVC window. Bifold doors to;

BEDROOM TWO

Radiator, uPVC window.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle with 'mira sport' electric shower, tiled floor and walls, ladder style heated towel rail, extractor fan, obscured uPVC window.

GARAGE

With electric roller shutter door, light and power.

COUNCIL TAX BAND: C

LOCAL AUTHORITY

South Hams District Council

EPC: D

PLEASE NOTE

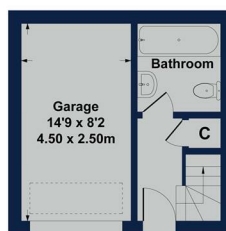
NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

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.

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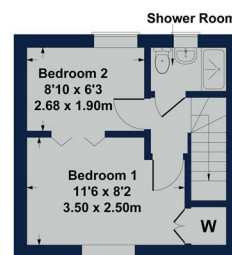
Approximate Gross Internal Area
657 sq ft - 61 sq m



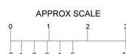
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2025



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