



HILLFIELD, DARTMOUTH
£225,000 LEASEHOLD

A SUPERB FIRST FLOOR APARTMENT.

SUMMARY: A SUPERB FIRST FLOOR APARTMENT WITHIN A BEAUTIFUL COUNTRY HOUSE SET IN THE STUNNING HILLFIELD VILLAGE DEVELOPMENT NEAR HISTORIC DARTMOUTH.

AT A GLANCE

- Kitchen/Dining/Sitting Room.
- Bedroom With En-Suite Shower Room.
- Basement Storage. Parking For One Car Plus Visitor Parking. Delightful Communal Grounds.

Dartmouth | 01803 832288
3a Market Street, Dartmouth, TQ6 9QE

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DIRECTIONS: From Dartmouth proceed out of the town on the A3122 past Lidl and Sainsburys. Go past Norton Park and then approximately ½ a mile turn left signposted Bugford and Hillfield, continue into the hamlet and the entrance to Hillfield Village is on the left-hand side. Follow the road and park at reception.

DESCRIPTION: A lovely one bedroomed apartment in a beautiful development close to the town of Dartmouth, the River Dart and many beautiful beaches. Hillfield Village is nestled in the South Hams countryside and includes acres of landscaped gardens and an all weather tennis court. The apartment is set in a beautiful country house forming part of the development and has been well planned.

The open plan kitchen/dining room/sitting room with the advantage of French doors with Juliet balcony enjoying views over the courtyard and the double bedroom has an en-suite shower room. The contemporary and well equipped kitchen has a range of sleek wall and base units, four ring 'Neff' ceramic hob and fan assisted oven, warming drawer, integrated fridge/freezer and washer dryer. There is access to a large loft space in the kitchen area for storage if required or other uses subject to planning.

There is a cellar with power

It should be noted that the apartment has full residential use with no restrictions.

COUNCIL TAX BAND: A

EPC RATING: D

POSTCODE: TQ6 0FA

LEASE: - 999 YEARS FROM NOVEMBER 2015

ESTATES SERVICE CHARGE: - £1593 Per Annum (Charged Quarterly)

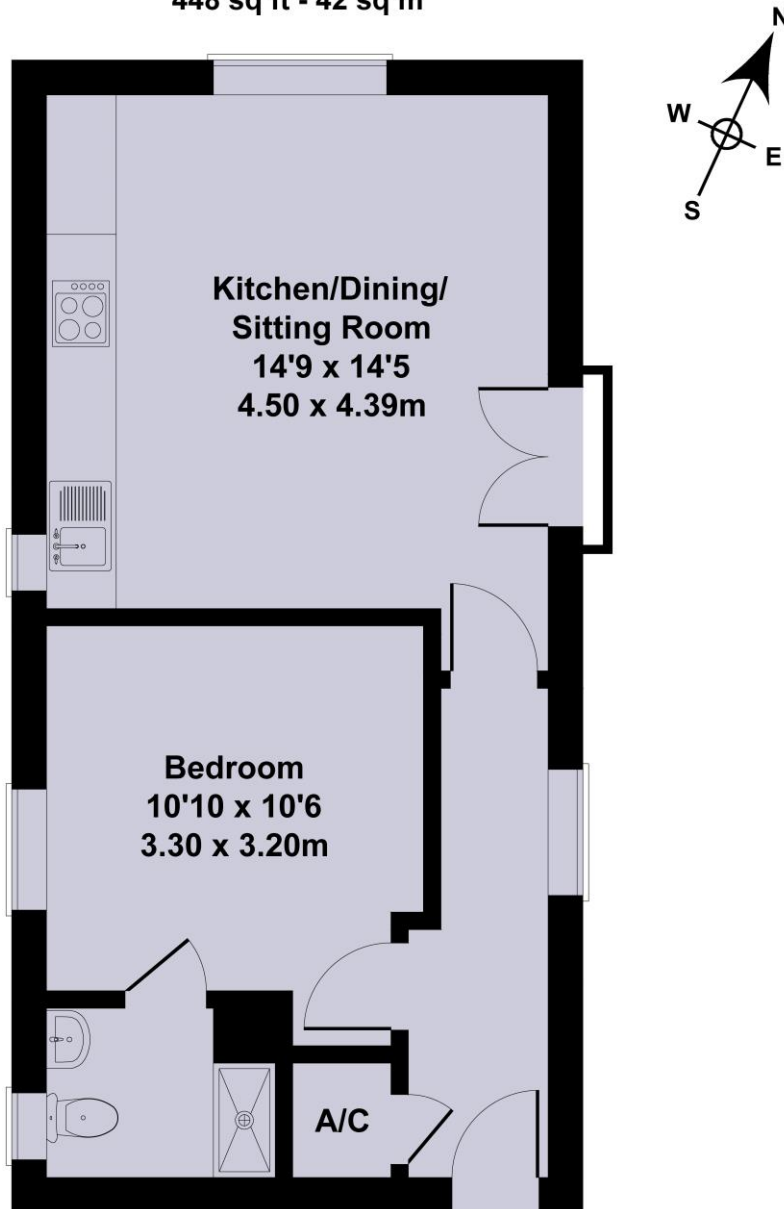
GROUND RENT: - £250 Per Annum

SERVICES: Mains Electric is connected, there is no gas.

N.B. Small well behaved dog allowed - this is subject to confirmation by the Leaseholder. No cats are allowed.

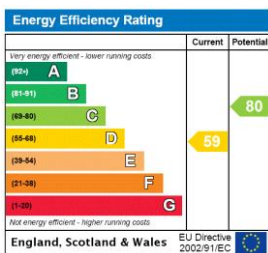
6 The Manor Hosue

Approximate Gross Internal Area
448 sq ft - 42 sq m



**Not to Scale. Produced by The Plan Portal 2023
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 990 year and 9 months

Service Charge: £1593 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band:A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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