



NORTHFORD ROAD, DARTMOUTH
£345,000 LEASEHOLD

A SPACIOUS 2 BEDROOMED APARTMENT WITH GARAGE PARKING.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE

Winkworth

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SUMMARY: Sunny south facing spacious 2 bedroomed apartment with private entrance and garage parking.

DIRECTIONS: Diagonally across the Market Square from the Winkworth Office you will find the entrances to Roseville Street and Northford Road. The private entrance to 2 Roseville House can be found approximately 100 meters along Northford Road on the left.

DESCRIPTION: A beautiful, quality, refurbished apartment with its own private entrance and enjoying glorious town and country views. With over 1,000 square feet of living space and benefiting from garage parking, the apartment is presented to perfection. Tucked away from the hustle and bustle and only minutes' walk to the market square and town centre.

The apartment has a newly installed state of the art German electrical heating system, with the option for gas appliances should one require.

THE ACCOMODATION COMPRISES:

ENTRANCE HALL: Well-proportioned to welcome guests, with its own stable door to let the sun and breeze in over the summer months. Door into the:

KITCHEN-BREAKFAST ROOM: A high-quality kitchen with solid wood breakfast bar and tops, and in-line doors on the full height cabinets. It has an eye level double oven and electric ceramic hob. There is a built-in fridge/freezer and integrated dishwasher and washing machine. The shelved arched 'nook' is a unique and versatile feature.

SITTING ROOM: Delightfully bright and sunny with its southerly aspect, glorious views towards Kingswear and freshly painted interior. Includes a tasteful, formal dining area.

PRINCIPAL BEDROOM: This has generous proportions and is delightfully sunny. It easily accommodates a super king bed with ample space for dressing and the furnishings of choice.

SECOND BEDROOM: This is another well-proportioned room with space for an office area if one is looking for that work at home option. This room like all the others in the apartment enjoys a southerly aspect with a lovely outlook over the town and hills in the distance.

FAMILY BATHROOM: Like the rest of the apartment this is spacious, light and is beautifully decorated to a high standard. The tongue and groove panelling are a lovely feature. It has a double ended bath with taps in the middle. W.C, wash hand basin and a larger than average, separate shower with gravity feed.

GARAGE: The property has garage parking. No more stress looking for that elusive parking space.

POSTCODE: TQ6 9EP

EPC RATING: D

COUNCIL TAC BAND: C

LEASE: 999 years from 24th June 1985

GROUND RENT: £35.00 per annum.

SERVICES - All mains' services are connected – including gas.

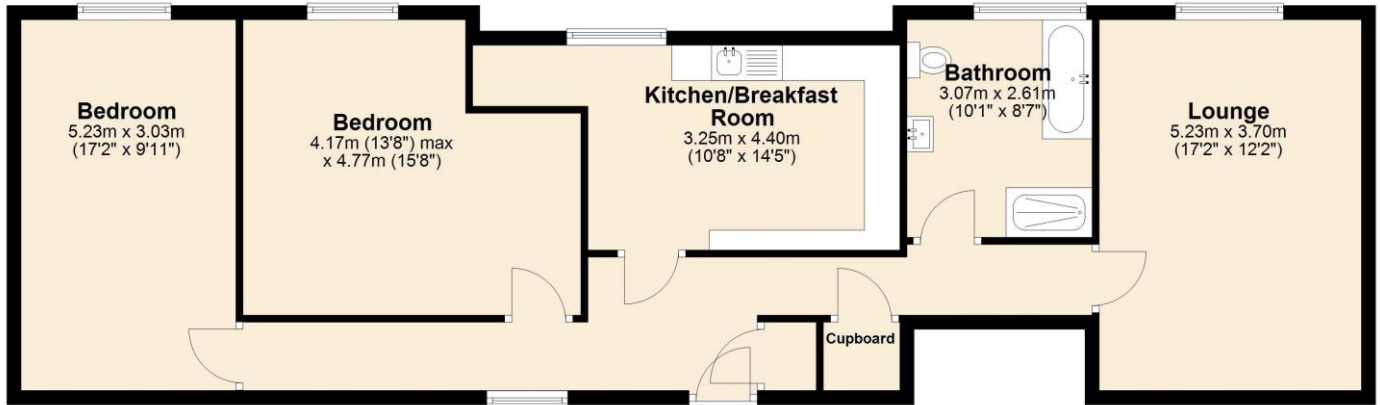
N.B. The property can be a main residence, second home or rented out as a private residence. No commercial Holiday Letting.

OWNERS COMMENTS: It's been an absolute joy living on this peaceful, friendly road and restoring this property to its former glory. We love the unique combination of a ground floor private entrance – which makes it feel like a house - with a first-floor elevation – which affords fabulous views, open aspect and security. And of course, the private parking is a boon.



First Floor

Approx. 95.9 sq. metres (1032.4 sq. feet)



Total area: approx. 95.9 sq. metres (1032.4 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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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