



HIGHER STREET, DITTISHAM  
£190,000 LEASEHOLD

**STUNNING VIEWS OF THE RIVER DART AND  
WHAT AN OPPORTUNITY TO LOCATE INTO  
DITTISHAM!**

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**DESCRIPTION:** Stunningly refurbished and stunning views of The River Dart and beautiful South Hams. What an opportunity to locate into Dittisham!

**DIRECTIONS:** From Dartmouth take the A3122 out of town past Norton Park on your right. Carry on to Hemborough Post where you will turn right on to the road that will take you to Dittisham. As you approach Dittisham keep to your left, on to The Level, and keeping left you will be on Higher Street.4 Dart View is approximately 100 yards along on your right.

**SITUATION:** The village of Dittisham is known for its unique location on the Dart River and the surrounding unspoilt Devon countryside. For those who love, "mucking about in boats", you will love this area! There are 3 local eateries, or for those being more adventurous, drive (or sail) 2 miles downstream to Dartmouth.

This wonderful gem can not be used for holiday letting purposes.

- End of terrace
- 1 double bedroom
- River and Rural views
- Village location
- Spacious living room
- Family bathroom with shower over bath.
- Brand New Carpet
- Private Courtyard
- Spacious storage cupboard

- Spacious boarded loft area

**POSTCODE:** TQ6 0HU

**COUNCIL TAX BAND:** A

**EPC RATING:** G

**LEASE:** 89 years remaining.

**SERVICE CHARGE:** £450.00 per annum

**GROUND RENT:** £10.00

**SERVICES:** Mains water and electricity are connected with LPG.

**N.B. Restrictions - It must be brought to all Purchasers attention that the following restrictions apply to this property: "Not to use the property for any purpose other than as a main residence and in particular not to use the property as a second home nor to use the property as a holiday home". "Any Purchaser must have lived or worked in Devon for the last 3 years.**

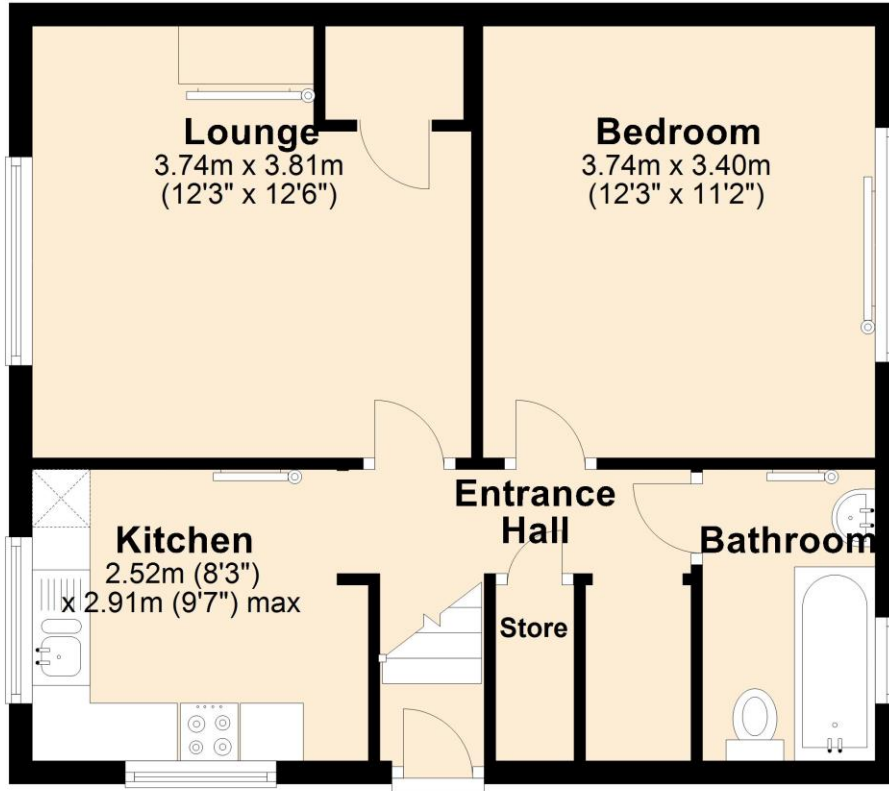






# First Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 46.5 sq. metres (500.7 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.

**Tenure:** Leasehold

**Term:** 89 year and 0 months

**Service Charge:** £450 per annum

**Ground Rent:** £ 10 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.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G	3	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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