



MAYFLOWER CLOSE, DARTMOUTH  
£125,000 LEASEHOLD

## A MUCH IMPROVED AND MODERNISED FIRST FLOOR MAISONETTE.

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**DIRECTIONS:** From Dartmouth town centre, proceed up College Way passing the Britannia Royal Naval College on your right hand side. Turn right into Townstal Crescent and at the T junction turn left and first right again into Mayflower Close. Go past the Spar shop in the left and Number 11 will be found on the left hand side.

**DESCRIPTIONS:** A particularly attractive and thoroughly modernised first floor maisonette having good sized accommodation to include a living room, modern fitted kitchen and bathroom and good double bedroom with plenty of cupboards. There is a level private garden with a good degree of privacy laid mainly to lawn with a new patio. There is gas fired central heating and uPVC double glazed windows and a garden store. There are excellent local facilities to include schools, petrol stations, superstores, leisure centre and a good convenience store just yards away from the property. From the bedroom there is a view over the roof tops to the rolling adjoining countryside and parking is usually available on the road. An early viewing is strongly recommended.

**THE ACCOMMODATION COMPRISES:** - (All Measurements Approx.)

**Entrance door:**

**VESTIBULE** - With stairs to:

**FIRST FLOOR LANDING AREA:** - With access to roof space.

**LIVING ROOM:** - 15'11" x 9'9" (4.85m x 2.97m) Having an attractive built-in storage unit with open shelving and cupboard. Window to rear, ceiling light point, telephone point, TV aerial point, radiator. Door to useful built-in store cupboard.

**FITTED KITCHEN:** - 11' x 6'6" (3.35m x 1.98m) plus recess Excellent range of modern white fronted wall and base cupboards with stainless steel sink and drainer with mixer tap. Stainless steel electric oven with matching 'Whirlpool' ceramic hob and filter and light over. Ceiling light point. Work surface areas with splashback tiling, space for fridge freezer, plumbing and space for an automatic washing machine. Window to front. Double doors to useful utility cupboard with space for tumble dryer, plenty of shelving. 'Ideal' gas fired combination boiler providing domestic hot water and central heating.

**DOUBLE BEDROOM:** - 12'5" x 8'11" (3.78m x 2.72m) to built-in wardrobes plus door recess. Excellent range of built-in cupboards, radiator, window to side, ceiling light point with bedhead pull switch.

**MODERN BATHROOM** - Three piece suite in white comprising panelled bath with grab handles and thermostatic shower over, hand shower unit and shower screen. Wash hand basin set into vanity unit with cupboards. Low dual flush W.C. with concealed cistern. Ladder type chrome heated towel rail. Obscured window to side, tiled walls, ceiling light point, shaver socket. Mainly tiled walls.

**OUTSIDE** - The PRIVATE ENCLOSED GARDEN to the front with newly laid paved patio and level lawn enclosed by mature hedging and fencing. Space for bins, useful OUTHOUSE/STORE. Open fronted entrance porch.

**COUNCIL TAX BAND:** A

**EPC RATING:** C

**POSTCODE:** TQ6 9JP - N.B. THIS PROPERTY MUST BE A MAIN RESIDENCE.

**SERVICE CHARGE:** - £47.16 a year

**GROUND RENT:** £10.00

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)	73	75
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.

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