



TOWNSTAL ROAD, DARTMOUTH
£225,000 LEASEHOLD

A NEWLY RENOVATED GROUND FLOOR FLAT.

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SUMMARY: A THOROUGHLY RENOVATED GROUND FLOOR GARDEN FLAT WITH PARKING AND SOME ESTUARY VIEWS.

DIRECTIONS: From Dartmouth proceed along Duke Street, continue into Victoria Road, proceed up the hill and around School Bend, continue into Townstal Road and Redwalls which is a prominent Victorian building will be found on the left.

DESCRIPTION: An absolutely beautiful ground floor garden flat which has been recently renovated to exacting standards and has the benefit of a parking space, a private patio/sun terrace as well as communal lawned gardens and some estuary views. The flat is heated mainly by underfloor heating and has an open plan fitted kitchen/living/dining room which includes a large bay with floor to ceiling windows enjoying River Dart views. There is a good sized double bedroom and quality shower room. An early viewing of this lovely flat is thoroughly recommended by the agents.

THE ACCOMMODATION COMPRISES: - (All measurements approx.)

Communal entrance door to porchway with double doors through to:

RECEPTION HALL - With polished wood floors and the door to Flat 1.

ENTRANCE HALL - With recessed ceiling lights, smoke detector, access to ceiling void. Very useful built-in cupboard with meters and storage area. Electric panel heater, telephone socket, recently installed entry phone system. Laminate flooring.

KITCHEN/LIVING ROOM: - 20'6" x 13'6" (6.25m x 4.11m) max

KITCHEN AREA - Excellent range of recently installed fitted wall and base cupboards with drawer unit. Matching marble effect work surface areas and splashback, composit sink and drainer with mixer tap. Fitted electric oven/grill/microwave with electric hob over. Integrated fridge with freezer box. Slimline dishwasher, extractor with light. Underwall unit lighting.

LIVING/DINING AREA: - lovely room with high ceilings and inset spotlights. Large walk-in bay window with floor to ceiling windows enjoying views over the private sun terrace to the communal lawned gardens and over the driveway to the River

Dart and Dart Valley. There is also a view over the garden to the mouth of the River Dart. Two of the windows in the bay open as doors for access on to the private sun terrace and there is a light point over the dining area. Laminate flooring, underfloor heating.

DOUBLE BEDROOM: - 11'9" x 9'1" (3.58m x 2.77m) Plenty of space for bedside tables and wardrobe as well as a dressing table. High ceilings with picture rail, electric panel heater, ceiling light point, large uPVC double glazed picture window with views to the River Dart and Dart Valley.

SHOWER ROOM: - A three piece suite comprising low dual flush W.C. with concealed cistern, wash hand basin set into vanity unit. Corner shower cubicle with 'Mira Décor' electric shower, tiling to the shower area, tongue and groove panelling to dado with ladder type chrome heated towel rail. Extractor, recessed ceiling lights, laminate flooring.

OUTSIDE - The property is approached from Townstal Road via a tarmaced driveway leading to Redwalls. Flat 1 has a parking space and adjacent to the living room is a paved PRIVATE SUN TERRACE AREA with a screen, shrubbery borders and COMMUNAL LAWNED GARDENS beyond.

POSTCODE: TQ6 9HY

EPC RATING: D

COUNCIL TAX BAND: A

SERVICES - Mains electricity and water are connected.

LEASE: - 999 Years from 1989

SERVICE CHARGE: - £144.00 Per Month, Plus an Admin Fee of £75.00 per annum and Water £40.00 Per Quarter.

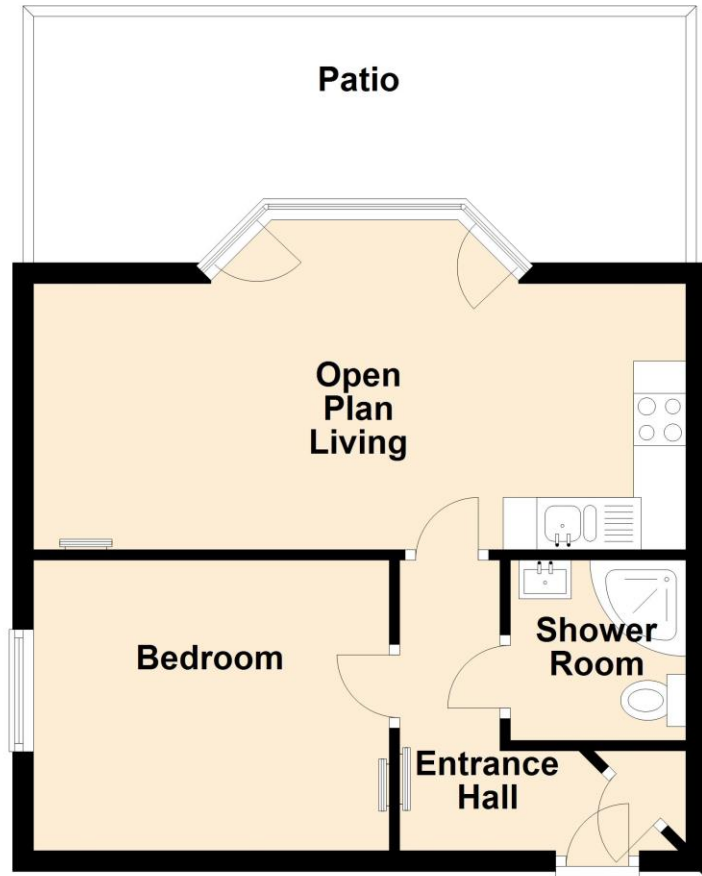
GROUND RENT: - £25.00 Per Annum

NO HOLIDAY LETS.

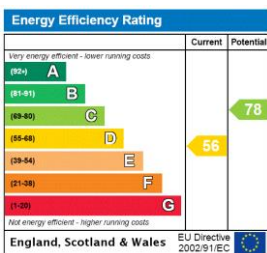
Pets with permission.



Ground Floor



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: 964 year and 0 months

Service Charge: £1728 per annum

Ground Rent: £ 25 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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