

FORD, DARTMOUTH
£175,000 LEASEHOLD

**A MOST ATTRACTIVE MAISONETTE WITH
GARDEN IN A TUCKED AWAY LEVEL
LOCATION TO THE TOWN CENTRE.**

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DESCRIPTION: A very attractive maisonette with a garden, a level walk to the town centre.

DIRECTIONS: From the town centre proceeded along Victoria Road turning right into Vicarage Hill and immediately left into Ford. Follow the footpath along to the terrace of attractive houses and cottages and 14 will be found towards the end on the right hand side.

DESCRIPTION: A most appealing town centre garden maisonette occupying a delightful tucked away location a level walk to the town centre. The accommodation is set over two floors and on the ground floor is the entrance hall off which is a particularly spacious bedroom and bathroom. The stairs rise to the first floor with a galley style kitchen and the super lounge/dining room. This really is a lovely room with a feature fireplace with wooden surround and cast insert with blue tiled cheeks. There are cupboards either side of the chimney breast with shelving. Walk in bay window to the front overlooking the garden.

There are night storage heaters in the entrance hall, the bedroom and the lounge/ dining room. There's a duplex wall heater in the bathroom as well as a night storage heater and heated towel rail.

Outside as previously mentioned the property is approached via a footpath feeding the terrace of very attractive properties. Number 14A is toward the end of the footpath on the right with an entrance canopy to the front door. Opposite the front door the other side of

the footpath a gate provides access to the delightful courtyard garden with an abundance of mature shrubs and plants. The garden is paved and has a high degree of privacy. A useful garden store. Viewing of this delightful home is strongly recommended by the agents.

POSTCODE: TQ6 9ED

LEASE: 999 years from 1 November 1991

The maintenance costs of the building are split 50/50.

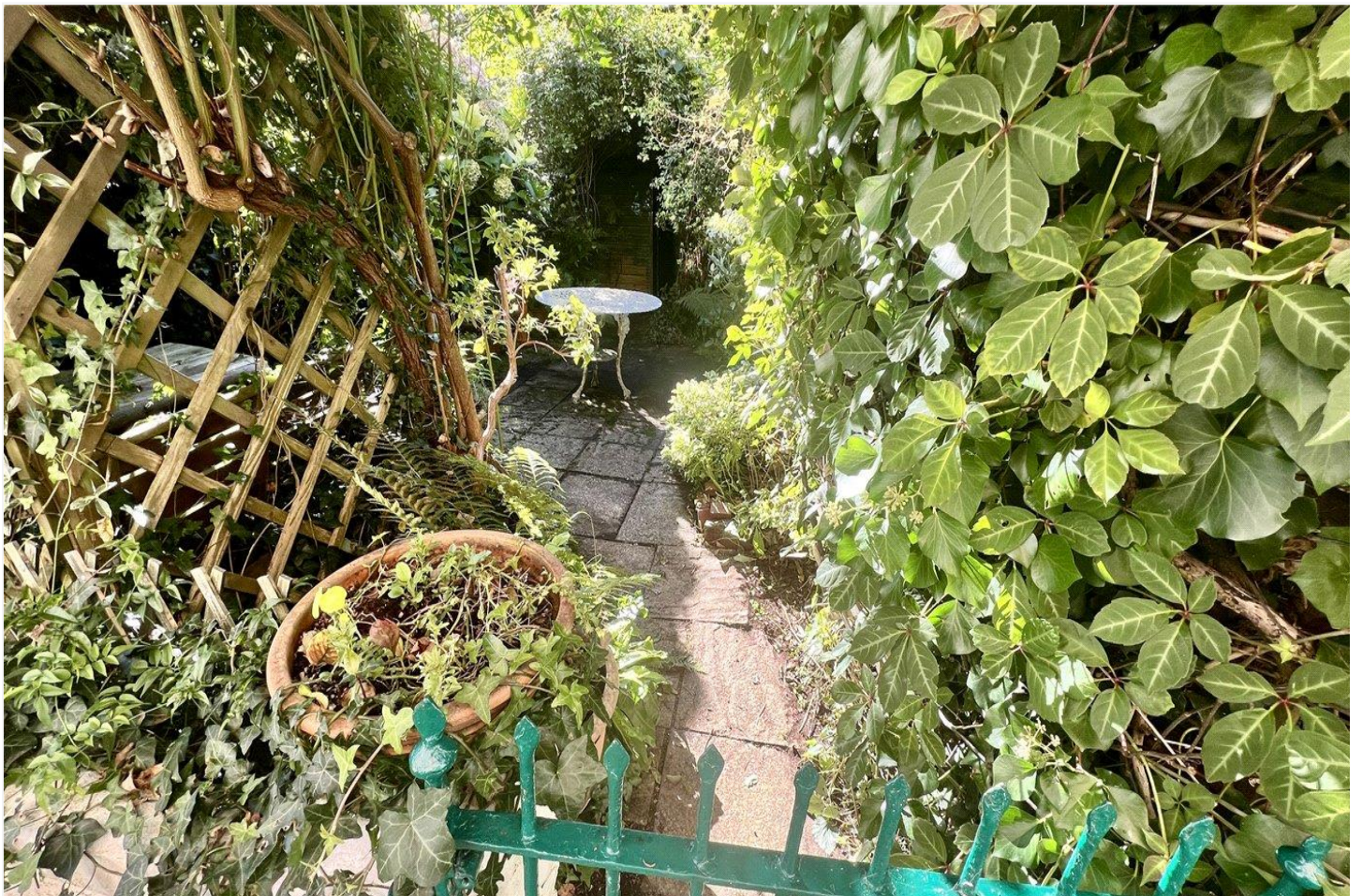
GROUND RENT: £25.00 per annum.

We understand that this property can only be used as a main residence.

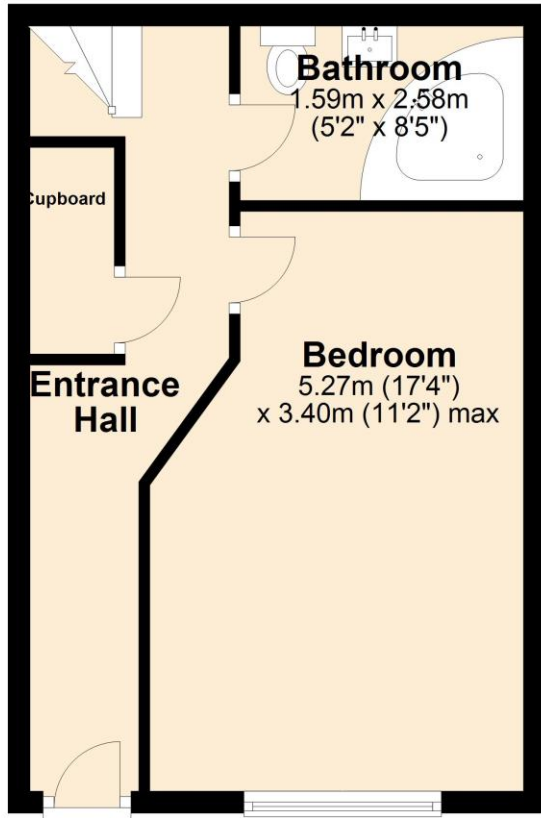
EPC RATING: D

COUNCIL TAX BAND: A

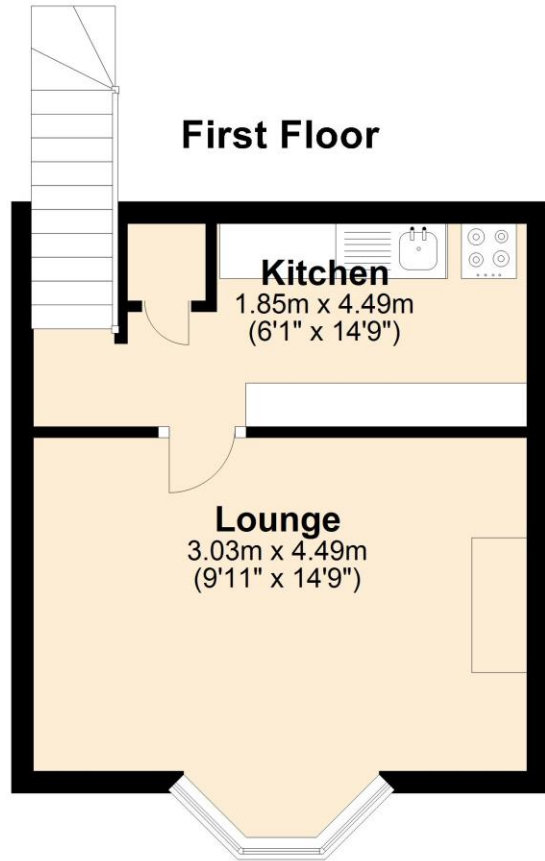
SERVICES: Mains water, drainage and electricity are connected.



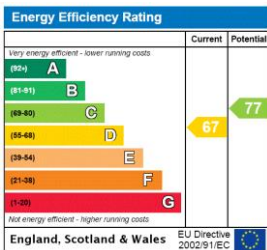
Ground Floor



First 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: 966 year and 1 months

Service Charge: Costs of the building maintenance are split 50/50

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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