



NELSON ROAD, DARTMOUTH
£137,500 LEASEHOLD

A SPACIOUS TWO BEDROOMED GROUND FLOOR FLAT.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk

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**ACCOMMODATION: Entrance Hall. Lounge.
Kitchen/Breakfast Room. Two Double Bedrooms.
Bathroom. Garden. Storage Shed.**

DIRECTIONS: From Dartmouth town centre, proceed up College Way passing the Britannia Royal Naval College on your right hand side. Turn right into Britannia Avenue and follow the road for approximately ¼ of a mile. Turn right into Nelson Road and Number 3 is the first on the left.

DESCRIPTION: Of special interest to first time buyers or retirees is this ground floor two double bedroom flat on this popular development at the top of town with excellent facilities nearby including primary and secondary school, leisure centre, Sainsburys and Lidl supermarkets. There is a bus service to the town centre with further facilities. The property has been improved by the current owners and includes a good sized lounge with window to front aspect, a fitted kitchen with plenty space for a breakfast table if required. There are two double bedrooms and a bathroom with a shower over the bath. Gas fired central heating and uPVC double glazing. There is useful storage with various cupboards and a front garden, as well as access to the rear and a good storage shed which is block built. An early viewing of this property is strongly recommended by the agents.

POSTCODE: TQ6 9LZ

EPC RATING: C

COUNCIL TAX BAND: A

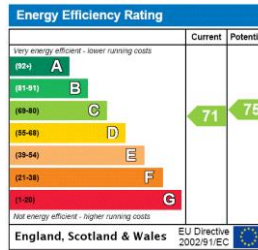
SERVICES: All mains services are connected.

LEASE: Approx 997 years left.

SERVICE CHARGE: £85.27 per annum

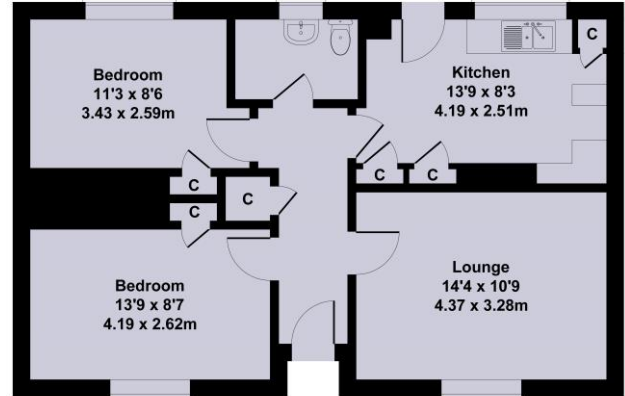
**N.B. THIS PROPERTY CANNOT BE HOLIDAY LET
AND A MAIN RESIDENCY RESTRICTION APPLIES.**

PETS BY PERMISSION OF LIVEWEST (Freeholders).



3 Nelson Road

Approximate Gross Internal Area
667 sq ft - 62 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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: 997 year and 0 months

Service Charge: £85.27 per annum

Ground Rent: £ 0 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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