



## Flat 2 22 Lower Street

Dartmouth  
£625 Per month

*Freeborns*  
ESTATE AGENTS

A two bedroomed town centre flat benefiting from well proportioned rooms and gas fired central heating. The property is located next to Bayards Cove and is only seconds away from the River Dart.

Available from 1st April 2021





# Flat 2 22 Lower Street, Dartmouth, Devon, TQ6 9AN

## DIRECTIONS

The property is located above Dart optical at the lower ferry shipway.

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### GROUND FLOOR

Communal front door with entry phone system.

### ENTRANCE HALLWAY

with stairs to:

### SECOND FLOOR

### MAIN LANDING

With radiator, entry phone system.

### LOUNGE 5.46 X 2.87 (17'5" X 8'8")

With radiator and window overlooking the front elevation towards Bayards Cove and Lower Street.

### KITCHEN: 3.18M X 2.64M (10'5" X 8'8")

With single drainer stainless steel unit, radiator, wall and base cupboards, cooker, Wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, wood effect flooring, window to the north elevation with views of the Lower Ferry.

### BATHROOM

Panelled bath with electric shower, low level WC, wash hand basin, radiator, extractor fan, window to side.

### BEDROOM 2: 3.58M X 2.77M (11'9" X 9'1")

Radiator, windows to front elevation, overlooking Bayards Cove.

### THIRD FLOOR

### MASTER BEDROOM: 5.87M X 3.15M (19'3" X 10'4")

Velux windows, beamed ceiling, radiator, storage cupboards.

### COUNCIL TAX BAND B

Amount payable approx £1548PA

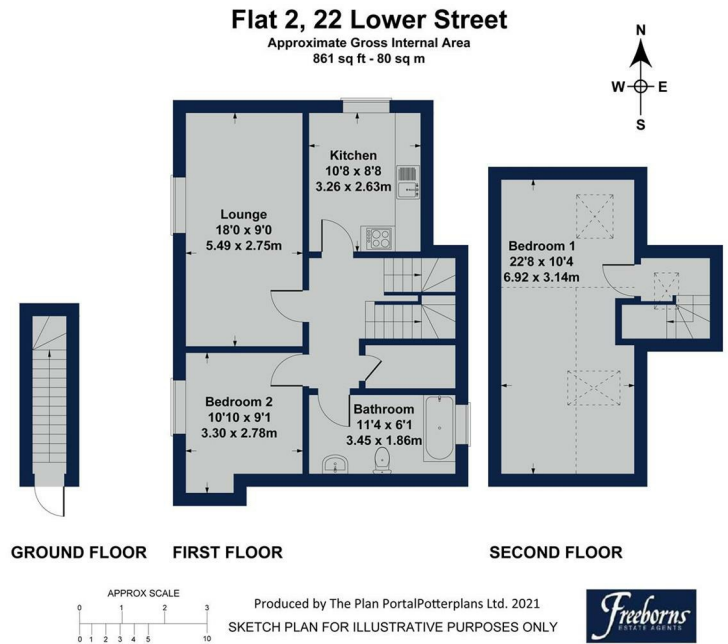
### PLEASE NOTE

NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE

OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



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