



MAYFLOWER CLOSE
DARTMOUTH £110,000

Richard Blake
ESTATE AGENTS

A CONVENIENTLY SITUATED GROUND FLOOR FLAT WITH WARM AIR HEATING AND DOUBLE GLAZING.



GROUND FLOOR FLAT

MAYFLOWER CLOSE, DARTMOUTH. TQ6 9JN

**ACCOMMODATION: Lounge.
Kitchen/Dining Room. Bathroom. Two
Bedrooms. Cloakroom.**

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. Take the first turning on your right past the local Spar shop. Continue along Mayflower Close and the property will be found on your right hand side.

DESCRIPTION: A well presented and maintained two bedroomed ground floor apartment with spacious accommodation. The property has the benefit of a garden, double glazing and warm air central heating. Excellent local facilities are at hand including schools, the leisure centre, Sainsburys, petrol station/Spar, local Spar shop, parks, Lidl's etc.

Dartmouth town centre is only a short distance away or via the local bus with more comprehensive facilities.

THE ACCOMMODATION COMPRISES: (All Measurements Approx)

uPVC entrance door to:

HALL: With a walk in storage cupboard and ceiling light point.

LOUNGE: 14'11" (4.54m) x 10'4" (3.14m)
With uPVC double glazed window overlooking the front garden.

From the hallway door to:

BEDROOM 1: 15'1" (4.59m) x 9'3" (2.81m)
Double glazed window to front elevation.

From the hallway door to:

BEDROOM 2: 9'11" (3.02m) x 9' (2.74m)
Window to rear and wardrobe.

Door to:

KITCHEN/DINING ROOM: 12' (3.65m) x 9'4" (2.84m) Stainless steel sink and drainer with cupboards under. Plumbing and space for an automatic washing machine, base and eye level units. Part tiled walls, work surface areas. **AIRING CUPBOARD** and cupboard housing the gas fired warm air boiler. uPVC double glazed window and door to rear courtyard area.

BATHROOM: With panelled bath and wash hand basin.

SEPARATE WC: Low level WC.

OUTSIDE: The property is approached via steps leading down to the **FRONT GARDEN** and a path leads to the front door. The front garden is terraced with flower and shrub beds with patio area. The **REAR** lawned area is shared with the adjoining property leading to a brick built storage shed.

COUNCIL TAX BAND: A

EPC RATING: D

LEASE: 125 YEARS FROM SEPTEMBER 1988

GROUND RENT: £10.00 PER ANNUM

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of any title documents. A Buyer is advised to obtain verification from their Solicitor.