

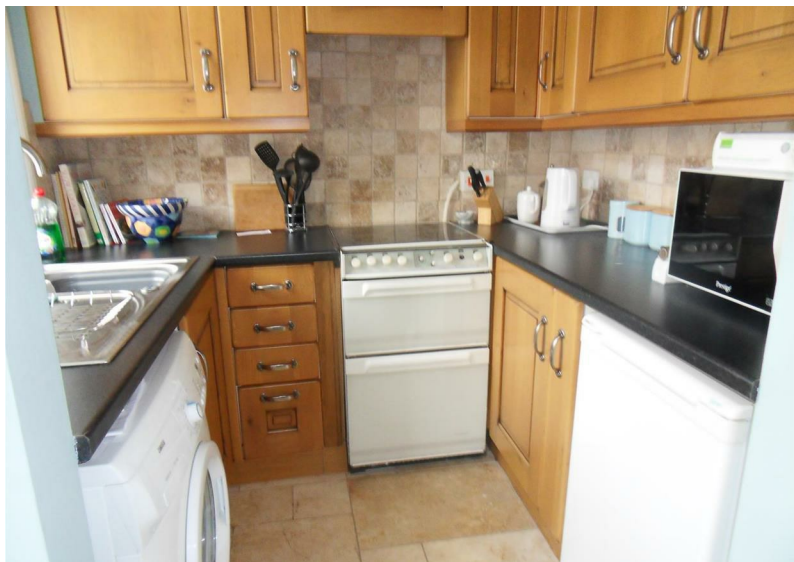


**Flat 1 6 Lower Street**  
Dartmouth  
£650 Per month

*Freeborns*  
ESTATE AGENTS

A well presented first floor 2 bedroom part furnished flat located in Dartmouth Town Centre. The property benefits from gas fired central heating and double glazing.

Available from





# Flat 1 6 Lower Street, Dartmouth, Devon, TQ6 9AJ

## DIRECTIONS

From Freeborns office on foot, turn right proceed past The Royal Castle Hotel continue walking straight, as if you are heading to the Lower Ferry after Pillars News Agents you will see the property on your left hand side as you pass Dartmouth Eats Co.

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

### FRONT DOOR LEADS TO

#### LOUNGE

TV point, double glazed bay window with window seat, radiator.

#### KITCHEN

A range of base and eye level wooden units with granite effect worktops over, stainless steel sink and drainer, oven, washing machine, fridge with freezer compartment, wall mounted combination gas boiler providing domestic hot water and central heating, tiled floor and splashbacks, double glazed window to front.

#### BEDROOM 1

Feature non working fireplace, radiator, double glazed window to front.

#### BEDROOM 2

Storage cupboard, radiator, double glazed window to side.

#### SHOWER ROOM

Low level WC, sink with storage under, walk in shower with double shower head over, tiled floor, part tiled walls, illuminated vanity mirror, chrome ladder style heated towel rail, extractor fan.

#### COUNCIL TAX BAND A

Amount payable approx £1275 per annum

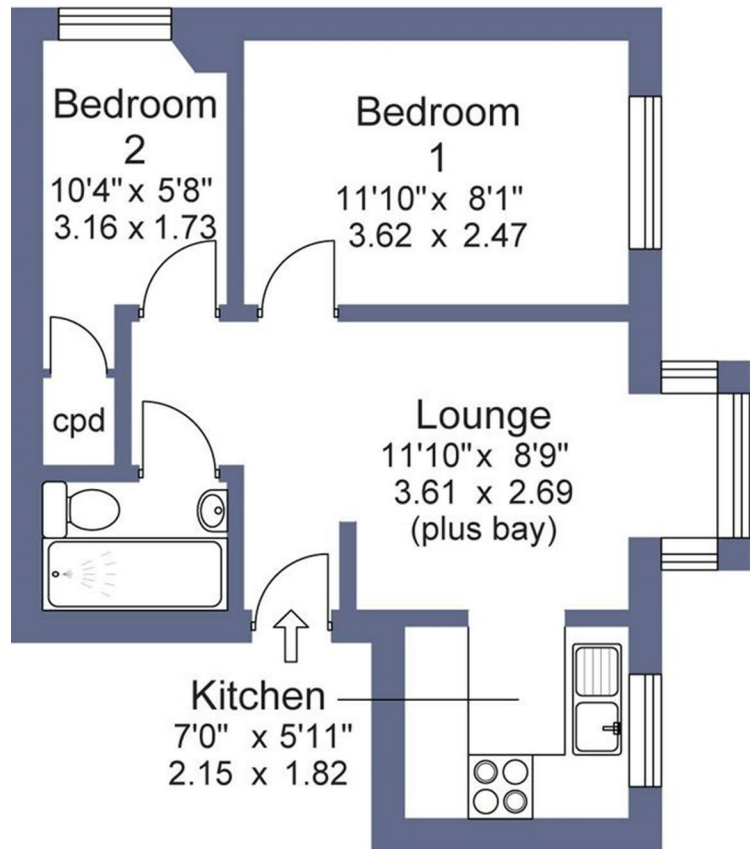
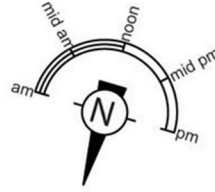
#### EPC RATING - C

#### 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.



For illustrative purposes only. Not to scale.

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