



VICTORIA ROAD, DARTMOUTH  
£310,000 FREEHOLD

## A THREE BEDROOMED TERRACED HOME.

Dartmouth | 01803 832288 | [dartmouth@winkworth.co.uk](mailto:dartmouth@winkworth.co.uk)

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**ACCOMMODATION:**  
**Entrance Hall. Sitting Room. Dining Room Open To Kitchen. Utility Room. Three Bedrooms. Family Bathroom.**

**DESCRIPTION:** No chain ahead! Our vendor has set her sights on overseas pastures and is ready for the next chapter. This house has been a wonderful home for the present owner and awaits the next family to create memories. With extensions on the ground floor and upstairs this home offers a more comfortable lifestyle than many of its 3-bedroom contemporaries.

**DIRECTIONS:** From Dartmouth's Market Square turn right into Victoria Road. Carry on up Victoria Road, past the bowling green and children's playground on your right. Walk up Victoria Road and 167 will be on your left.

\*Formal sitting room, with bay window.

\*Separate dining room, open plan to kitchen.

\*Spacious kitchen with plenty of work surfaces.

\*Fully tiled family bathroom.

\*Separate WC in downstairs utility room.

\*2nd spacious bedroom is currently being used as an office.

\*South facing rear terraced garden accessed from the kitchen or via a passage to the side of the house.

\*There are some original features.

\*There is a bus stop right outside the gate

**EPC RATING: D**

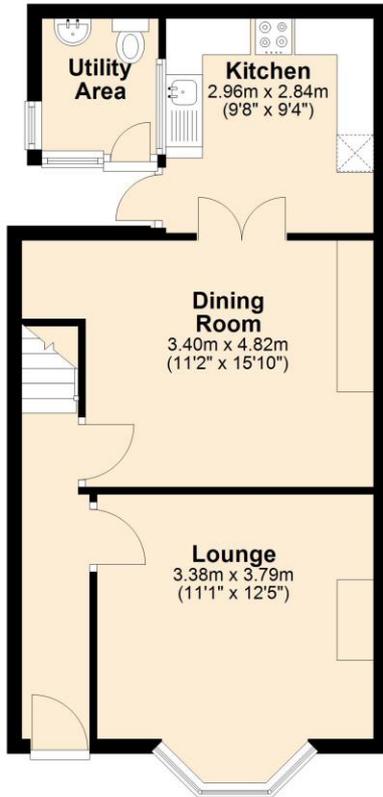
**SERVICES: MAINS WATER, GAS AND ELECTRICITY**

**POSTCODE: TQ6 9EF**

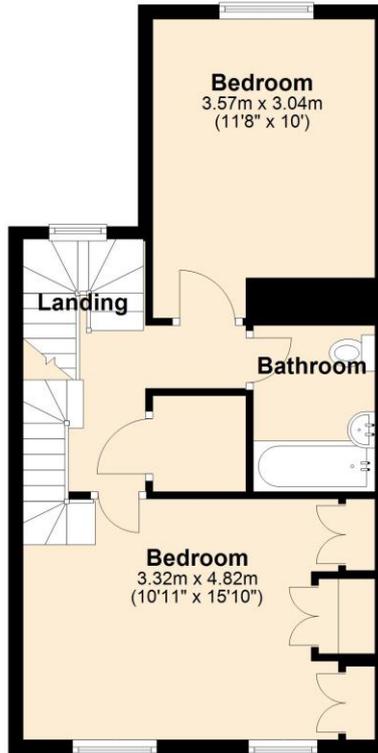
**COUNCIL TAX: C**



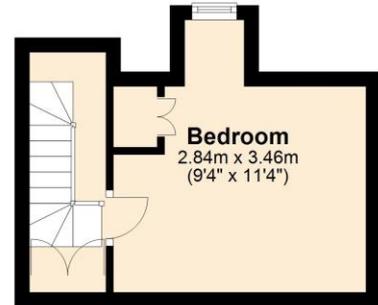
### Ground Floor



### First Floor



### Second Floor

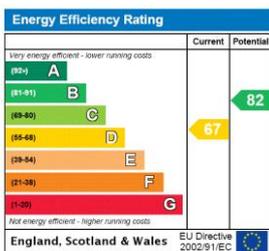


This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** C

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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