



VICTORIA ROAD, DARTMOUTH  
£199,950 LEASEHOLD

**LEVEL TOWN CENTRE LOCKUP AND LEAVE WITH  
COURTYARD AND A PARKING SPACE!**

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

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**DIRECTIONS:** From Dartmouth's Market Square turn right into Victoria Road. 45a Victoria Road is approximately 100yards along on your left.

**DESCRIPTION:** No chain ahead! A terrific ground floor apartment only minutes from the river and the wonderful amenities of Dartmouth. Sunny private courtyard and that elusive car park.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	74	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- - Carpark
- - Private sunny courtyard
- - 1 bedroom
- - 5 mins walk to river and gardens
- - Can be holiday let
- - On the level

**POSTCODE:** TQ6 9RT

**EPC RATING:** C

**COUNCIL TAX BAND:** A

**SERVICES** - All mains services are connected.



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## 45A Victoria Road

Approximate Gross Internal Area  
452 sq ft - 42 sq m



### GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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:** 950 year and 11 months

**Service Charge:** £1068.62 per annum

**Ground Rent:** £ 20 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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