



VICTORIA ROAD, DARTMOUTH
£350,000 FREEHOLD

A BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED HOME WITH PARKING.

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SUMMARY: A BEAUTIFULLY PRESENTED THREE BEDROOMED PERIOD TERRACED HOME WITH COURTYARD AND OFF STREET PRIVATE PARKING AND ELECTRIC CHARGING POINT.

DIRECTIONS: From the town centre proceed along Duke Street and continue into Victoria Road. Proceed up the hill and the property will be found on the right hand side before School Bend.

DESCRIPTION: A particularly well presented and modernised terraced home with good sized family accommodation conveniently located within walking distance of the town centre. Many improvements have been made and the property is presented in excellent decorative order. Of particular note is the private off road parking space to the rear of the property and the attractive easily maintained front and rear decked garden. The modern fitted kitchen has in-built appliances and the lounge/dining room has an open fire with grate if required. There is gas fired central heating and uPVC double glazing. An early viewing is thoroughly recommended to avoid disappointment.

THE ACCOMMODATION COMPRISES: (All Measurements Approx.)

Canopy with part glazed front door to:

ENTRANCE LOBBY: - With glazed door to:

ENTRANCE HALL - With exposed floorboards, wood panelling to dado height.

LOUNGE/DINING ROOM: 25'4" x 12'3" (7.72m x 3.73m) max A very spacious dual aspect room with large walk-in bay window to front aspect. Solid ash wood flooring, open fireplace with a slate hearth, satellite TV socket.

KITCHEN: 11'6" x 8' (3.5m x 2.44m) An excellent range of eye and base level units, 1 ½ bowl sink unit with drainer. Window to rear aspect. Gas hob with stainless steel filter hood above, electric stainless steel oven below. Integrated fridge and washing machine, exposed wood flooring. Dishwasher. Door to:

USEFUL BOOT ROOM/UTILITY ROOM: With space for freezer, door to rear garden and driveway parking. Stairs rise from the entrance hall to the:

FIRST FLOOR LANDING - With large double sized hatch and loft ladder to large LOFT SPACE which is boarded with potential for redevelopment subject to planning permission. Large and useful storage cupboard with slatted shelving.

BEDROOM1: 10'11" x 12'10" (3.33m x 3.9m) Good sized room with window to front aspect, built-in wardrobe and satellite TV socket.

BEDROOM 2: 11' x 10' (3.35m x 3.05m) Another good sized room with window to rear and built-in wardrobe.

BEDROOM 3: 11'2" x 6'2" (3.4m x 1.88m) Presently used as a bunk room with window to front aspect.

FAMILY BATHROOM: - Tiled panelled bath with shower over. Low flush W.C., vanity unit with inset sink and storage below. Access to separate loft space.

OUTSIDE - The property is approached from Victoria Road via a gate to the enclosed **FRONT GARDEN** which has been landscaped for ease of maintenance with specimen shrubs, gravel bed and inset stone feature compass. To the rear of the property is a **DECKED GARDEN AREA** with fencing. There is also access to the useful **CELLAR**. To the rear of the property is an **OFF ROAD PRIVATE PARKING SPACE** with electric charging point.

COUNCIL TAX BAND: PRESENTLY BUSINESS RATED.

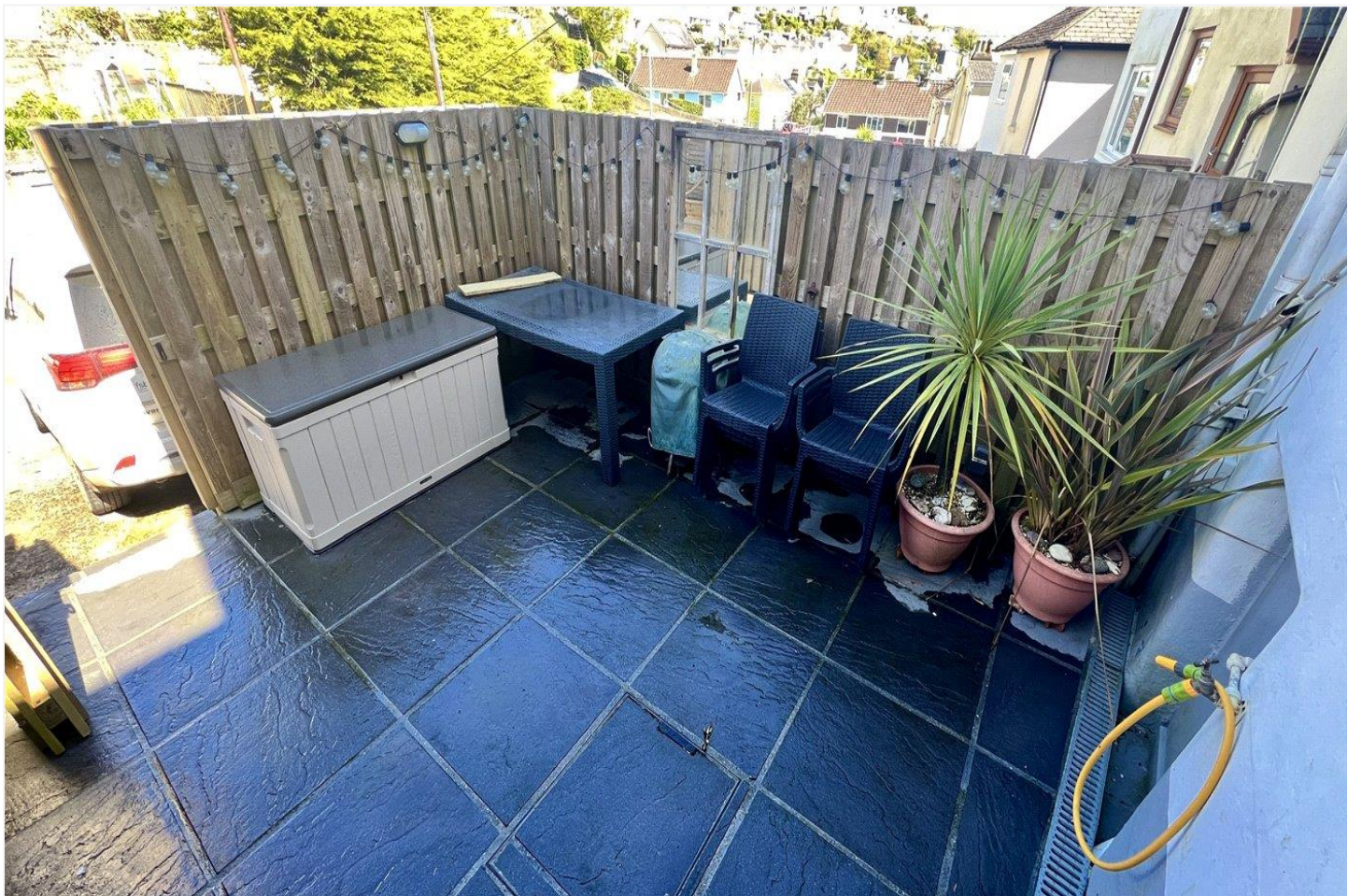
EPC RATING: D

POSTCODE: TQ6 9EG

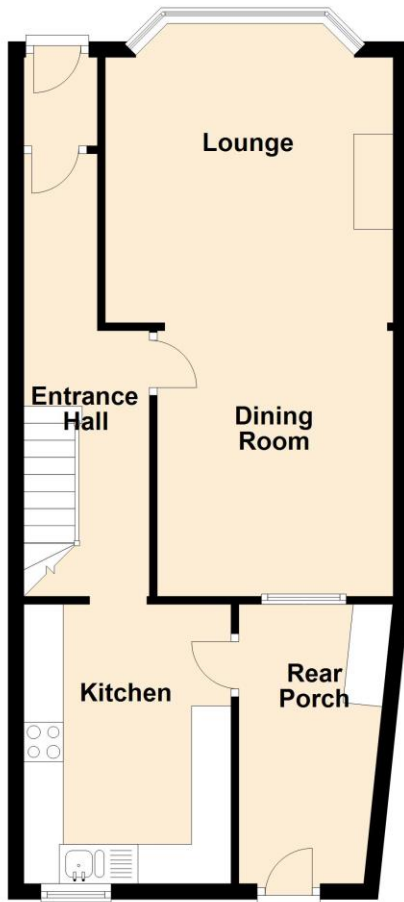
SERVICES: All mains services are connected.

Broadband:100Mbps.

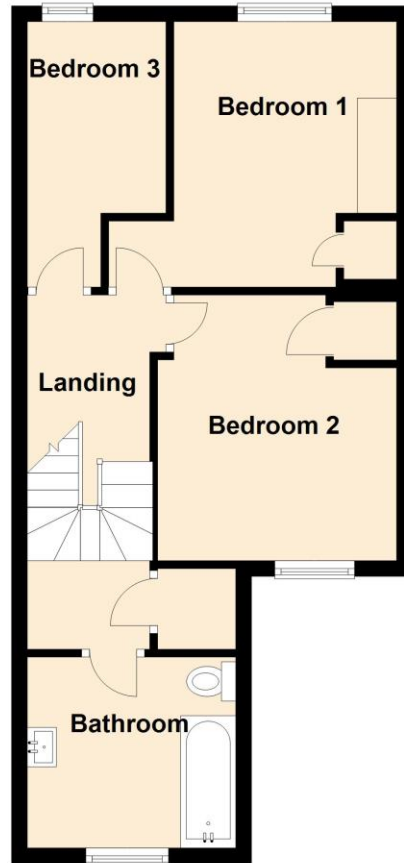
N.B. The furniture is available by separate negotiation.



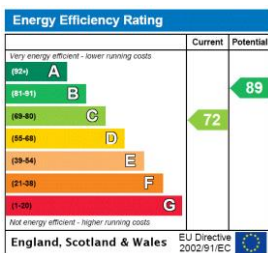
Ground Floor



First 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: Currently Business Rated

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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