



VICTORIA ROAD, DARTMOUTH
£399,000 FREEHOLD

SUNNY SOUTH FACING 3 BEDROOMED FAMILY HOME WITH ITS OWN PARKING.

Dartmouth | 01803 832288 | dartmouth@winkworth.co.uk 3a Market Street, Dartmouth, TQ6 9QE

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SUMMARY: A well presented three bedroomed home with parking and some lovely views down the valley to the River Dart.

DESCRIPTION: This charming Edwardian home, nestled away from the hustle and bustle, offers a perfect blend of traditional character and modern convenience. Featuring beautiful wooden floors and an uncluttered atmosphere, it provides a blank canvas for the next owner to add their personal touch. The current owners have diligently maintained the property, with recent updates including a new roof installed last year. Ideally located within walking distance of schools, shops, and bus routes, the town centre and River Dart are just a 15-minute walk away. The property is offered with no onward chain.

DIRECTIONS: From Dartmouth's Market Square, turn right onto Victoria Road. Continue uphill, and approximately halfway up, turn right into Cistern Meadow. Proceed past the garages on the left, and 156 will be the third-to-last property on the right.

ACCOMMODATION COMPRISES: (All measurements approximate)

ENTRANCE HALL: A well-proportioned and welcoming space, the Entrance Hall provides access to the Sitting Room, Kitchen, and stairs leading to the bedroom accommodation. There is also useful under-stairs storage.

SITTING ROOM: Bright and airy, this room benefits from a southerly aspect and a charming bay window. The fireplace serves as a central feature, creating a cosy and inviting atmosphere, particularly during the winter months. The bay window offers lovely views down towards the town and the River Dart.

DINING ROOM: The Dining Room is open-plan, with the original wall between it and the Sitting Room removed, creating a spacious and light-filled environment. There is a chimney breast in both the sitting room and dining room.

KITCHEN: This practical galley-style kitchen has been the setting for many memorable family meals, offering ample bench space for the aspiring chef. The kitchen is equipped with gas hobs, an electric oven, a dishwasher, and a double sink. The boiler is also located in this room.

PRINCIPAL BEDROOM: A generously sized, sunny room with views across the valley and fields beyond. It is comfortably heated by a radiator.

BEDROOM 2: A single bedroom with views of the front garden and across the valley to the fields, also featuring a radiator.

BEDROOM 3: Another well-proportioned double bedroom, overlooking the rear garden. This room also benefits from a radiator.

FAMILY BATHROOM: Tiled throughout, the family bathroom includes a W.C., a bath with a shower over, a heated towel rail, and a wash hand basin.

OUTSIDE: The established rear garden is terraced for easy maintenance, providing pleasant areas for outdoor dining or relaxing with a coffee or cocktail. A private gate at the rear offers access to Victoria Road. Parking is available for one car at the front of the property.

POSTCODE: TQ6 9EG

COUNCIL TAX BAND: C

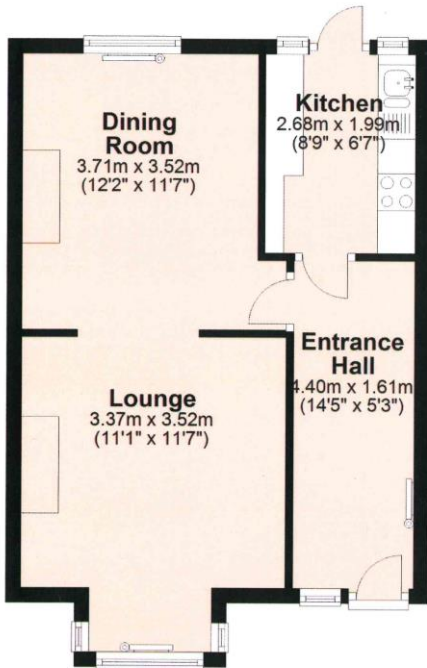
EPC RATING: D

SERVICES: All mains services are connected.



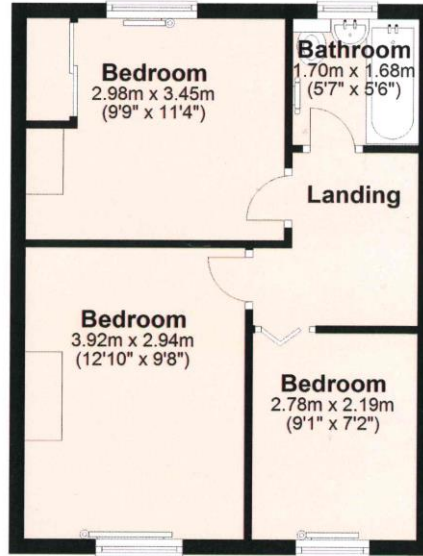
Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



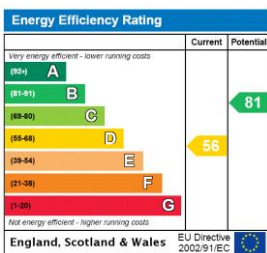
First Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 75.5 sq. metres (812.7 sq. feet)

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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