



45c & 47c Victoria Road
Dartmouth
Guide price £499,000

Freeborns
ESTATE AGENTS

**** WATCH THE FULLY NARRATED GUIDED VIDEO TOUR **** Discover this enchanting location featuring two exquisite duplex apartments, available for individual purchase or as a combined investment opportunity. Each residence comes with the added convenience and security of private reserved parking.

Both apartments are available fully furnished. All holiday let marketing and future booking can be transferred to new owners with the option of the existing owner continuing to manage the properties on their behalf at an agreed management fee.

In the last 4 full financial years turnover of £300,000 with the current owner achieving at least 40% profit margin. Financial report available subject to a nondisclosure agreement.



45c & 47c Victoria Road, Dartmouth, TQ69RT

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

Description for 47c Victoria Road.

ENTRANCE HALL

Stair case to first floor, recessed storage cupboard, doors to:-

SITTING ROOM / DINING ROOM

Double glazed sash window to front, built in storage cupboards and shelves into alcoves, wall mounted electric radiator,

KITCHEN

Double glazed sash window to rear, range of modern base and wall mounted units, solid wood worksurfaces, inset single drainer stainless steel sink, inset electric hob with built in double oven and grill under, integrated washing machine, solid wood breakfast bar, tiled splashback.

SHOWER ROOM

Modern suite comprising of walk in shower with "Triton" electric shower, vanity unit with inset sink, low level WC, heated towel rail.

FIRST FLOOR LANDING

Velux window to rear, interconnecting doors, doors to:-

BEDROOM ONE

Doubled glazed window to front.

BEDROOM TWO

Double glazed velux window to rear.

OUTSIDE

Both properties benefit from a private parking space each to the back of the building.

THE 2ND APARTMENT IS VIRTUALLY A MIRROR IMAGE

PLEASE NOTE

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SERVICE CHARGE + GROUND RENT

payable quarterly approx £1043 per annum, per apartment.

TENURE

Each apartment has a separate leasehold. 990 years remaining on each lease.

BUSINESS RATES

Rateable Value £5100 .

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.

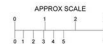
45C & 47C, Victoria Road Dartmouth, TQ69RT

Approximate Gross Internal Area
1518 sq ft - 141 sq m



GROUND FLOOR

FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2024



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