



**45A Victoria Road**  
Dartmouth  
£175,000

*Freeborns*  
ESTATE AGENTS

\*\*\*ALLOCATED PARKING SPACE\*\*\*

Located in the heart of Dartmouth, this charming one-bedroom ground floor flat features a well-thought-out layout that maximises space and functionality. The property benefits from its location just a short walk from the River Dart and a short drive from the beach. The flat also boasts a private courtyard that offers rear access.

\*\*\*SOLD CHAIN FREE\*\*\*



# 45A Victoria Road, Dartmouth, TQ6 9RT

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### ENTRANCE LOBBY

Wall mounted 'Glow Worm' gas boiler, doors to;

### LIVING/DINING/KITCHEN

Double glazed window to rear, radiator, range of modern fitted base and wall mounted units, solid wood surfaces, stainless steel sink with swan neck mixer tap, inset four ring gas hob with electric oven under and extractor chimney hood above, space and plumbing for a washing machine, tiled splashback, door to;

### BEDROOM

Double glazed window to front with built-in shutters, glazed unit with original Victorian window, radiator.

### SHOWER ROOM

Double glazed frosted window to side, double length shower enclosure, close coupled WC, pedestal wash hand basin, tiled walls, tiled floor, extractor fan, chrome heated towel rail, ceiling downlighters.

### COURTYARD GARDEN

Decked courtyard, storage cupboards, rear access, gate to private allocated parking space.

### LOCAL AUTHORITY

South Hams District Council

### COUNCIL TAX BAND: A

Amount payable approx £1581

### EPC: C

### SERVICES

Electricity, gas, water and drainage are connected.

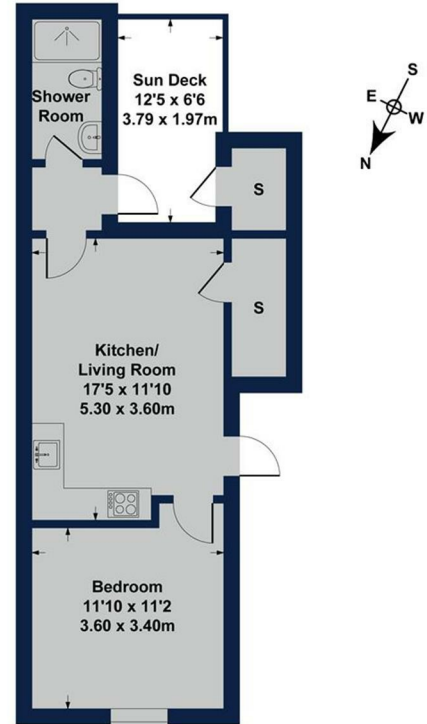
### CONSUMER PROTECTION FROM UNFAIR TRADING

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

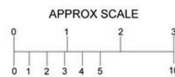
can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## 45A Victoria Rd

Approximate Gross Internal Area  
452 sq ft - 42 sq m



GROUND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan PortalPotterplans Ltd. 2025



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