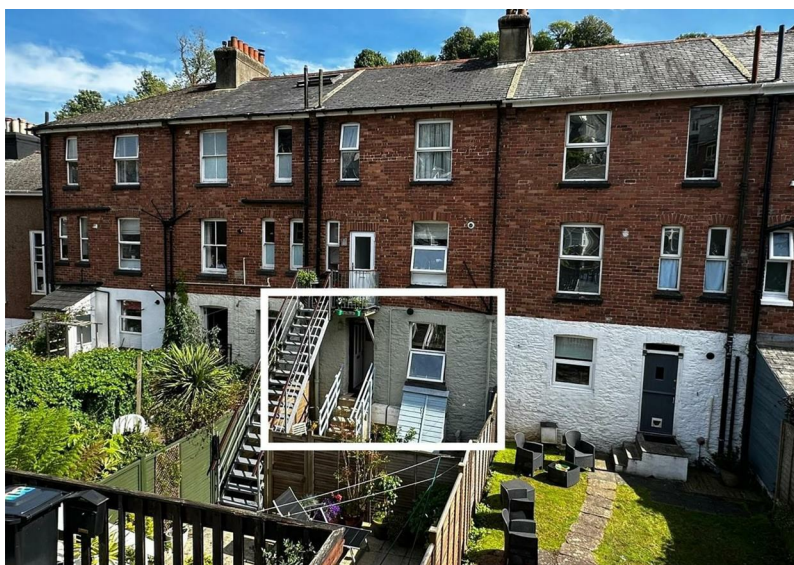
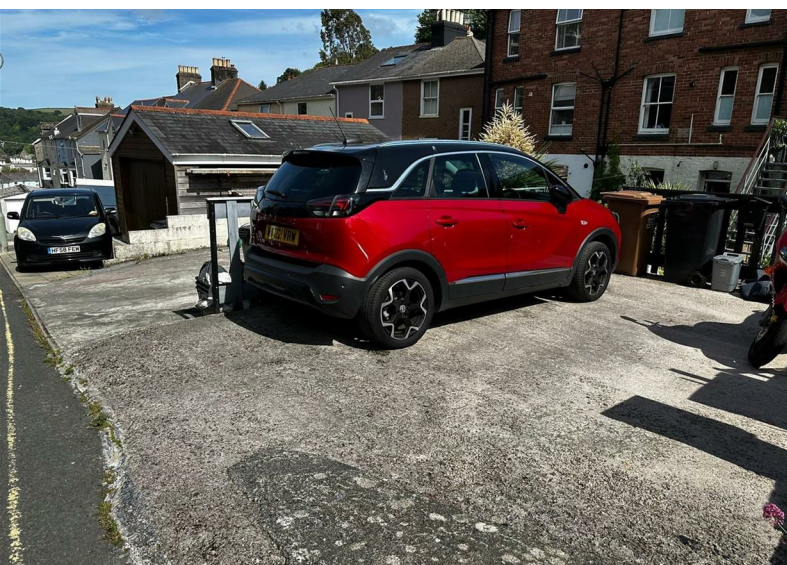




**108 Victoria Road**  
Dartmouth  
£196,000

*Freeborns*  
ESTATE AGENTS

Located close to the River Dart and approximately 5 minutes walk from the town centre, this two bedroom maisonette boasts a lovely courtyard and underground cellar storage. One of the standout features of this property is the dedicated parking space located at the rear.





# 108 Victoria Road, Dartmouth, TQ6 9EF

## FRONT DOOR TO;

## ENTRANCE PORCH

Cupboard housing 'Viesmann' gas boiler (installed 2024) and fuse box, doors to;

## KITCHEN/DINER

Double glazed window to rear, radiator, brick-built fireplace, range of base and wall mounted kitchen cupboards, worksurface, inset single drainer stainless steel sink, space for a dishwasher and fridge, space and plumbing for a washing machine, tiled splashbacks, door to;

## INNER HALLWAY

Doors to;

## BEDROOM ONE

Double glazed bay window to front, radiator.

## BEDROOM TWO

Double glazed window to front, radiator.

## BATHROOM

Panelled bath with shower over, close coupled WC, pedestal wash hand basin, fully tiled walls, radiator.

## GARDEN

Patio garden established with panelled fences, rear garden access gate and steps up to parking space, access to cellar.

## LOCAL AUTHORITY

South Hams District Council

## COUNCIL TAX BAND: A

## EPC: C

## SERVICES

Electricity, gas, water and drainage are connected.

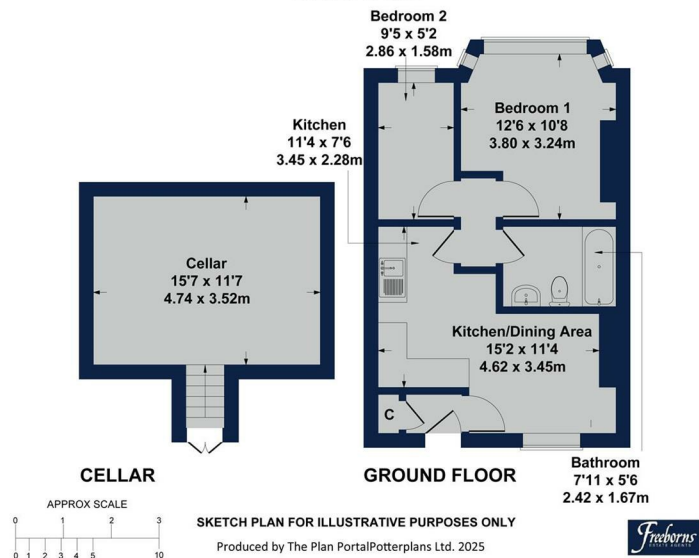
## CONSUMER PROTECTION FROM UNFAIR TRADING

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.

## 108 Victoria Road, TQ6 9EF

Approximate Gross Internal Area  
603 sq ft - 56 sq m



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

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