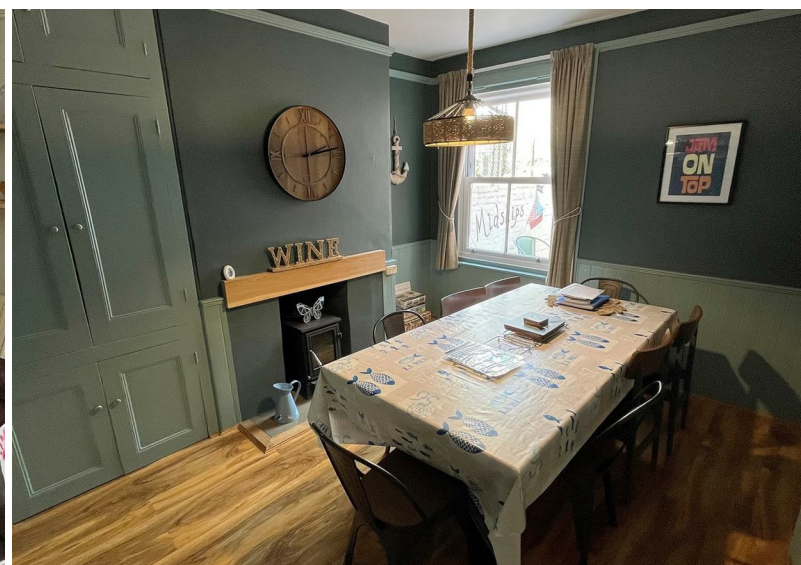




**179 Victoria Road**  
Dartmouth  
Guide price £360,000

*Freeborns*  
ESTATE AGENTS

Located on Victoria Road, this charming mid-terrace house currently used as a holiday let, presents an excellent investment opportunity while also being a wonderful option for a family home. The property is tastefully decorated throughout and benefits from a delightful deck at the front of the property and a charming courtyard at the rear perfect for alfresco dining.





# 179 Victoria Road, Dartmouth, TQ6 9EG

## ENTRANCE HALL

Staircase to first floor, radiator, wall mounted cupboard housing fuse box and electric metre, exposed stripped floorboards, high skirting boards, doors to;

## SITTING ROOM

Double glazed sash bay windows to front, radiators, cast iron fireplace with tiled insert and tiled hearth, picture rail, high skirting boards, cornicing to ceiling, ceiling rose, exposed stripped wooden floor board.

## DINING ROOM

Double glazed sash window to rear, radiator, half-height tongue and groove panelling, fireplace with log burner, built-in storage cupboard into the alcove, wood flooring and picture rail.

## KITCHEN

Double glazed door to side leads to rear courtyard, double glazed window to side, range of base and wall mounted units, solid wood worksurfaces, inset 1 1/2 bowl single drainer, stainless steel sink with designer mixer tap, inset four ring gas hob, built-in oven under, stainless steel extractor chimney hood above, integrated dishwasher and washing machine, space for under counter fridge, tiled splashbacks, tiled floor.

## SEPARATE WC

Neatly tucked away under the stairs, close coupled WC, pedestal wash hand basin, recessed ceiling downlights, tiled floor.

## FIRST FLOOR LANDING

Loft access hatch, doors to;

## BEDROOM ONE

Double glazed sash bay window to front, radiator, cast iron fireplace with wooden surround and mantle, built-in cupboard into alcove, high skirting boards, picture rail, opening to units.

## ENSUITE SHOWER ROOM

Double glazed sash window to front, shower enclosure with 'mira sport' electric shower, pedestal wash hand basin, close coupled WC, tiled floor, part tiled walls, extractor fan, recessed ceiling downlights.

## BEDROOM TWO

Double glazed sash window to side, radiator, cast iron fireplace with wooden surround and mantle, built-in cupboards housing gas boiler, recessed ceiling downlights, door to ensuite bathroom.

## BEDROOM THREE

Double glazed sash window to side, radiator, cast iron fireplace with wooden surround and mantle, built-in cupboards housing gas boiler, recessed ceiling downlights, door to ensuite bathroom.

## ENSUITE BATHROOM

Frosted window to side, panelled bath with shower over, pedestal wash hand basin, close coupled WC, chrome heated towel rail, part tiled walls, tiled floor, wall mounted electric panel radiator

## REAR GARDEN

Enclosed courtyard, tiled floor, outside storage cupboard.

## FRONT GARDEN

Decked area with views over Dartmouth towards the valley.

## EPC: D

## COUNCIL TAX BAND: C

## LOCAL AUTHORITY

South Hams District Council

## 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.

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