



**241 Victoria Road**  
Dartmouth  
Price £300,000

*Freeborns*  
ESTATE AGENTS

A modernised and extended three-bedroom home with large south-facing rear garden including summerhouse with WC. The property is within walking distance from Dartmouth town centre and has the considerable benefit of an off-road parking space to the front.





# 241 Victoria Road, Dartmouth, TQ6 9EQ

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### ENTRANCE HALL

Laminate flooring, understairs storage with plumbing for washing machine, radiator, obscured uPVC window and door to front.

### KITCHEN/DINING ROOM

Modern shaker style base and eye level units with laminate worktop. Inset 1 1/2 bowl, stainless steel sink with mixer tap, integrated dishwasher, triple Neff oven, ceramic hob, space for American style fridge freezer, breakfast bar. Laminate flooring, radiator, part glazed roof, uPVC windows and doors to rear garden.

### LOUNGE

Multifueled stove in decorative surround, laminate flooring, radiator, walk-in bay with uPVC windows to front.

### 1ST FLOOR

Landing/Study area: Radiator, gas fired boiler, uPVC window.

### BEDROOM TWO

Two double built-in wardrobes, radiator, uPVC window.

### BEDROOM THREE

Radiator, uPVC window.

### BATHROOM

Low level WC, wash hand basin with storage under, bath, tiled floor, chrome ladder style heated towel rail, extractor fan, obscured uPVC window.

### STAIRS RISE TO;

### BEDROOM ONE

Built-in storage and shelving, access to eaves storage, radiator, uPVC window with countryside views.

### EN-SUITE

Low level WC, corner shower cubicle, sink unit with storage under, tiled floor, chrome ladder style heated towel rail, extractor fan, uPVC window to rear.

### OUTSIDE

### FRONT GARDEN

Parking space.

### REAR GARDEN

Paved and decked garden comprising of three terraces with the top of the terrace benefitting from River Dart views and a summerhouse containing a bar area and WC.

### SERVICES

Mains gas, electricity, water and drainage are connected.

### LOCAL AUTHORITY

South Hams District Council

### COUNCIL TAX BAND: D

### EPC: D

### 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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