



**Flag Cottage, Cistern Meadow, 160 Victoria**  
Dartmouth  
£1,750 Per month

*Freeborns*  
ESTATE AGENTS

This beautifully presented four-bedroom home benefits from breath-taking views and driveway parking.

Available Immediately.



# Flag Cottage, Cistern Meadow, 160 Victoria Road, Dartmouth, TQ69EL

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## ENTRANCE HALL

Staircase to first floor with understairs storage cupboard, radiator, exposed and shipped original floorboards, stained glass windows to front door.

## SITTING ROOM

Sash bay window to front with window seat, radiator, fireplace with painted wooden surround, wood burner, high skirting boards, exposed and stripped original floorboards, ceiling rose, opening to;

## DINING ROOM

Radiator, built-in storage cupboards into alcove, high skirting boards, exposed and stripped original floorboards, opening to kitchen;

## KITCHEN

Neptune kitchen with a range of base and wall mounted storage cupboards, Italian marble worktops, hand mase brass French sink, freestanding 'Fisher & Paykel' gas range cooker. Italian marble splashbacks, integrated appliance to include fridge, freezer and dishwasher, spotlights, exposed and stripped ongoing floor boards, doors to;

## UTILITY ROOM

Door to rear garden, built-in cupboard housing 'Worcester' gas boiler, Italian marble worksurface with built-in cupboard housing washing machine and tumble dryer, butler sink, Italian marble shelves, tiled floor, door to;

## SHOWER ROOM

'Burlington' shower room comprising a shower enclosure, hidden cistern WC, vanity unit with inset wash hand basin and designer mixer tap, tiled floor, under floor heating, ceiling mounted downlighters.

## FIRST FLOOR LANDING

Stairs to second floor bedroom, doors to;

## BEDROOM ONE

Double glazed sash window to front with window shutters, radiator, ceiling rose.

## BEDROOM THREE

Double glazed sash window to rear aspect with window shutters, radiator.

## BEDROOM FOUR

Double glazed sash window to front with window shutters, radiator, wood panelled to one wall, plate rails, built-in bed with storage under, built-in wardrobe.

## SHOWER ROOM

Double glazed sash window to rear with window shutters, 'Burlington' show room comprising a walk-in shower area, vanity unit with inset wash hand basin and mixer tap, low level WC and stainless steel cistern, designer radiator.

## SECOND FLOOR

## BEDROOM TWO

Velux windows to front with views towards Dartmouth town centre, radiator.

## REAR GARDEN

Courtyard area with steps leading up to a tiered garden area, shed, views towards the River Dart.

## FRONT GARDEN

Parking for one large or two small vehicles, steps up to front door, decked area with River Dart views.

## COUNCIL TAX BAND: D

## EPC: D

## LOCAL AUTHORITY

South Hams District Council

## PLEASE NOTE

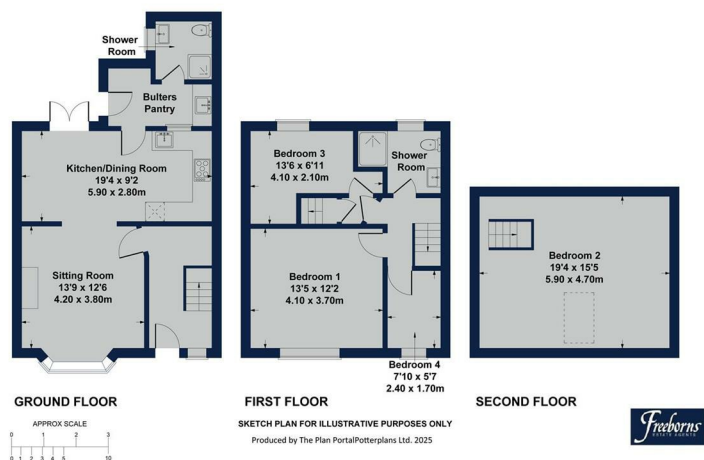
NO PETS, NO SMOKING IN PROPERTY AND NO MULTIPLE OCCUPANCY. References required together with a holding fee of 1 weeks rent and deposit of 5 weeks rent.

## 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.

## Flag Cottage

Approximate Gross Internal Area  
1259 sq ft - 117 sq m



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