



MILLARD
COOK

109 Victoria Road, Dartmouth, TQ6 9DY

A large 5 bedroom house with gardens and parking
close to the town centre



109 Victoria Road is a beautifully spacious five-bedroom attached house, positioned slightly elevated to take full advantage of delightful views across Dartmouth however, just a short stroll from the town's vibrant shops, cafés, and amenities.

Built in the mid 1800's, this charming home offers period character features including high ceilings, sash windows and a striking ornate fireplace in the open-plan, double-aspect living/dining room.

The well-equipped kitchen offers a comprehensive range of units and appliances while the first and second floors provide five generously sized bedrooms, a shower room and a separate bathroom, ensuring ample space for family and guests.

Outside, the property benefits from a sought-after parking space and a front courtyard. To the rear, a further courtyard and steps up to a spacious terrace garden, where fine views across Dartmouth, including glimpses of the River Dart can be enjoyed.

Whether as a permanent residence or a holiday retreat, 109 Victoria Road offers an exceptional opportunity with its generous and flexible accommodation, period charm, and enviable location.



Accommodation

Door leads to entrance hall with timber flooring and stairs rising with cupboard under.

The open plan living/dining space is a wonderful size being double aspect with an ornate open fire and timber surround. Bay window to the front and a sash to the rear.

The large kitchen has a comprehensive range of drawers, cupboards and wall mounted cupboards with two Neff ovens, five ring gas hob with extractor above, wine fridge, fridge/freezer and a dishwasher. Ample marble works surfaces with inset one and a half bowl sink unit. To the rear is Plumbing for a washing machine and further sink unit.

There is a cloakroom with a WC and a handbasin.





First floor

Landing, airing cupboard with Worcester boiler, window and stairs rising.

The principal bedroom is a wonderful size with a bay window overlooking the front enjoying distant views across Dartmouth and the surrounding countryside.

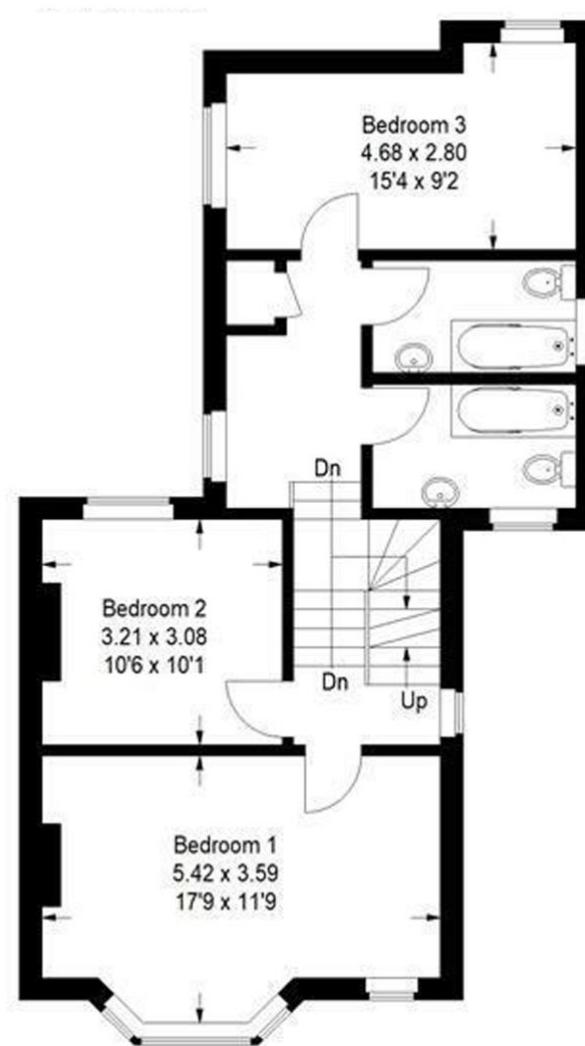
The second bedroom double room has a window overlooking the rear courtyard whilst to the rear of the property is a further double room, a shower room with large walk-in shower WC and a hand basin and a separate suite with panelled bath, WC and a handbasin.

To the second floor, two further bedrooms and useful eave storage.

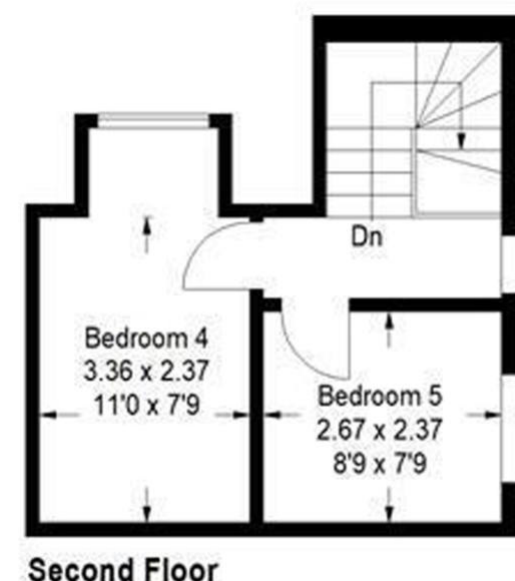




Ground Floor



First Floor



Second Floor

Outside

To the front is a parking space for one vehicle. Steps lead up to a patio enjoying good views. Access via the side of the property to an enclosed area and rear courtyard with a water tap.

To the side of the house, steps lead via maturing shrubs to a good sized landscaped rear garden situated on several terraces with slate chipping and a small grass area to the rear, ideal low maintenance enjoying wonderful views across Dartmouth and glimpses of the River dart.



Services

All mains services are connected.

Council tax: E

EPC: E

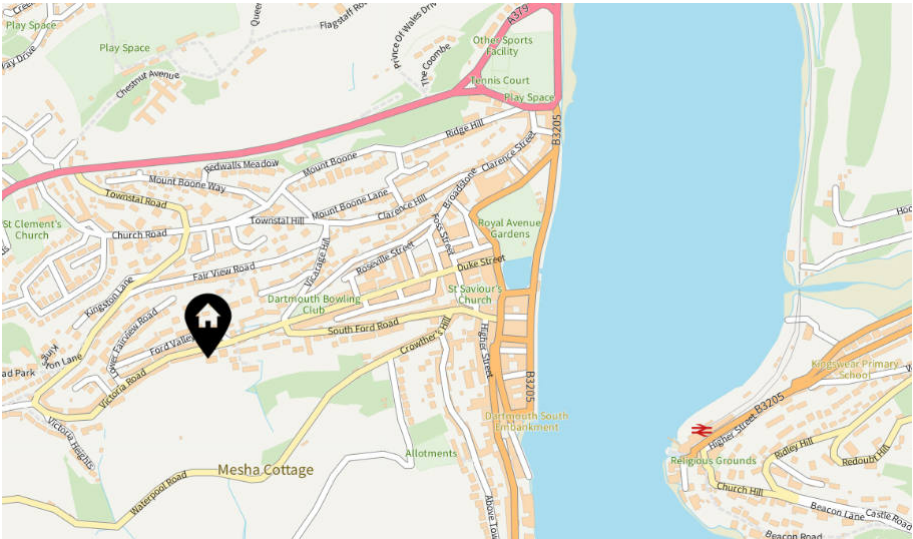
Property size: 1,518 sqft

Viewings

Strictly by appointment only through Millard Cook in Dartmouth.
If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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