



1 Victoria Heights, Dartmouth, Devon, TQ6 9SP

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand  **Petit**
ESTATE AGENTS





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A modern semi detached house in an elevated position overlooking the town with a garage, parking and garden and with a substantial piece of land which may have potential to develop, subject to planning.

This has been a much loved home for many years, and would now benefit from a little refreshing.

The position is within a walk of the heart of the town and there is a garage and further dedicated parking to the side of the property and additional parking opposite.

On the ground floor is an entrance hall, a useful utility room, 2 bedrooms and a shower room. The main living space is on the first floor comprising of an open plan kitchen / dining room with patio doors out to the garden and the sitting room which has a balcony off from where the pretty views across the town can be enjoyed. There are 2 further bedrooms and a shower room on the second floor.

Outside, there is a terraced rear garden and to the side of the house is a substantial piece of land which may have the potential to develop, subject to the necessary planning consent.

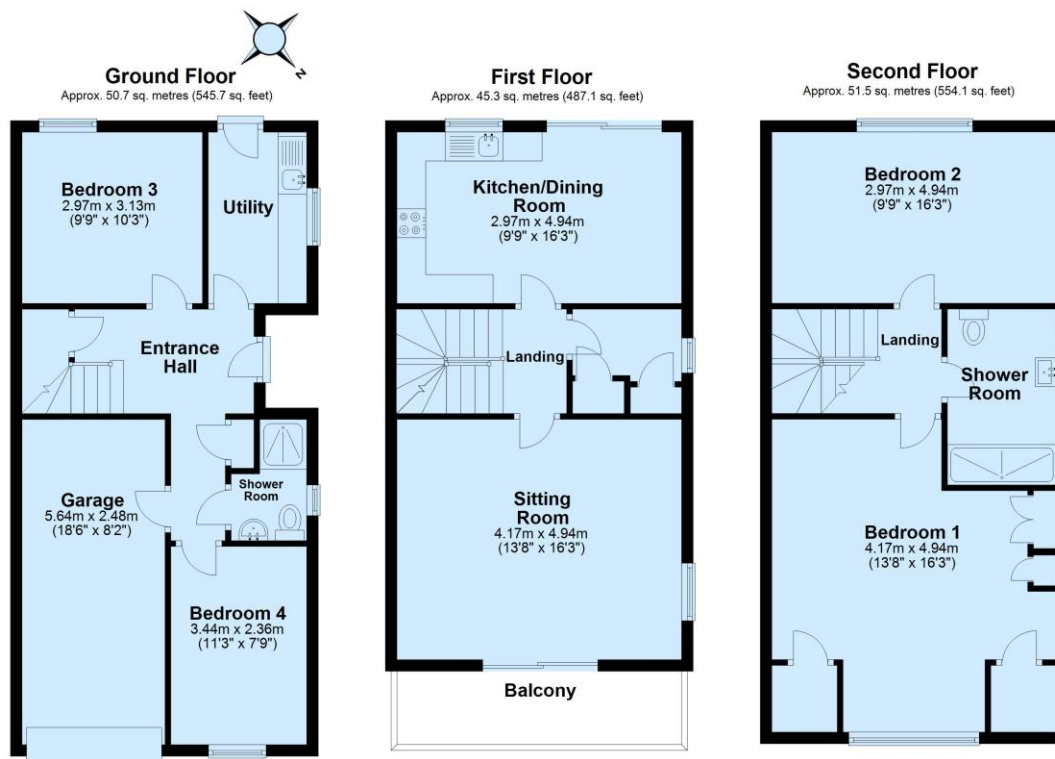
Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

KEY FEATURES

- Modern Semi Detached House
- 4 Bedrooms
- 2 Bathrooms
- Terraced Rear Garden
- Substantial Piece Of Land To The Side With Possible Potential (subject to planning)
- Garage & Further Parking
- Mains Electricity, Gas, Water & Drainage
- Gas Fired Central Heating

BEDS 4 | BATHS 2 | RECEPTS 1 | EPC C | COUNCIL TAX Band E | TENURE Freehold

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Total area: approx. 147.4 sq. metres (1587.0 sq. feet)



DIRECTIONS

From the Dartmouth office turn right towards The Quay, turn left into Duke Street which in turn becomes Victoria Road. Turn left into Victoria Heights just before the road turns sharply round to the right. The property will be found after a short distance on the right.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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