

13 VICTORY ROAD
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

13 VICTORY ROAD, DARTMOUTH

BY AUCTION: A ground floor apartment in a residential area on the outskirts of the town close to schools, the leisure centre, supermarkets, the medical centre and a bus route. The apartment has 2 bedrooms a garden and a garage in a separate block nearby, and requires complete renovation throughout.

A new 999 year lease will be granted on completion.

The property must be a main residence.

METHOD OF SALE

The property will be offered for sale by auction on 19th March 2026 at Harbour House, Kingsbridge TQ7 1JD at 3pm prompt subject to a reserve price, unless previously sold.

DEPOSIT

A 10% deposit based on the sale price will be payable at the fall of the hammer with completion 28 days after exchange or sooner by agreement and in addition a 1% buyer's premium will be payable to the vendors sole agent by means of a bacs payment at the time and venue of the auction.

Proxy Bids

Those not able to attend the auction but intend to use a proxy must complete a proxy form and have with them at the time of the auction a cheque made payable to the vendors solicitor for 10% of the guide price.

SPECIAL CONDITIONS OF SALE

Copies of the Special Conditions of Sale can be obtained from either the vendor's sole agents, Marchand Petit, 1-3 Hauley Road, Dartmouth, TQ6 9AA, 01803 839190 or from the vendors solicitors, Adam Crawford, Pennington Manches Cooper, Matrix House, Basing View, Basingstoke, Hampshire RG21 4DZ, 01256 407100, Adam.Crawford@penningtonslaw.com

BUYERS PREMIUM

A Buyer's Premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendor's sole agent at the auction. In the event the property is sold prior to auction or after the auction the Buyer's Premium remains payable to the vendors sole agent in accordance with the contract.

MONEY LAUNDERING REGULATIONS All interested buyers attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order that we can comply with Money Laundering Regulations.

COMPLETION

To be agreed

AUCTION CONDITIONS

Our standard auction conditions can be viewed on our website under Marchand Petit's Standard Auction Conditions.

<http://rtsites.rtsb.net/Sites/486/Themes/PropertyPortals/TV2/pdf/CommonAuctionConditions.pdf>

VIEWINGS

Strictly by appointment with the vendors sole agents, Marchand Petit, Dartmouth, 01803 839190.

To view associated documents please follow the link

https://marchandpetit.sharepoint.com/:f:/s/Auctions/EmhR-RPYRT5NsXlg1NLOmEB8MGK_jZmDZN_dz-5ZV0VGg?e=Sp34Fo



PROPERTY DETAILS

Property Address

13 Victory Road, , Dartmouth, Devon, TQ6 9JR

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles. All mileages are approximate.

Services

Mains electricity, water and drainage. Electric night storage heaters.

EPC Rating

Current: D Potential: C

Council Tax Band

A

Tenure

Leasehold - A new 999 year lease will be granted on completion

Authority

South Hams District Council

Key Features

- Requires Complete Renovation Throughout
- 2 Bedrooms
- Garden To The Front
- Garage In A Nearby Block
- A New 999 Year Lease Will Be Granted At Completion
- Must be a main residence
- £92.49 p.a. Service Charge

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the centre of Dartmouth follow the one way system past Coronation Park and up College Way, passing Britannia Royal Naval College on your right. Turn Right on to Britannia Avenue and follow the road around to the right on to Townstal Crescent and then urn left on to Victory Road.

Viewing

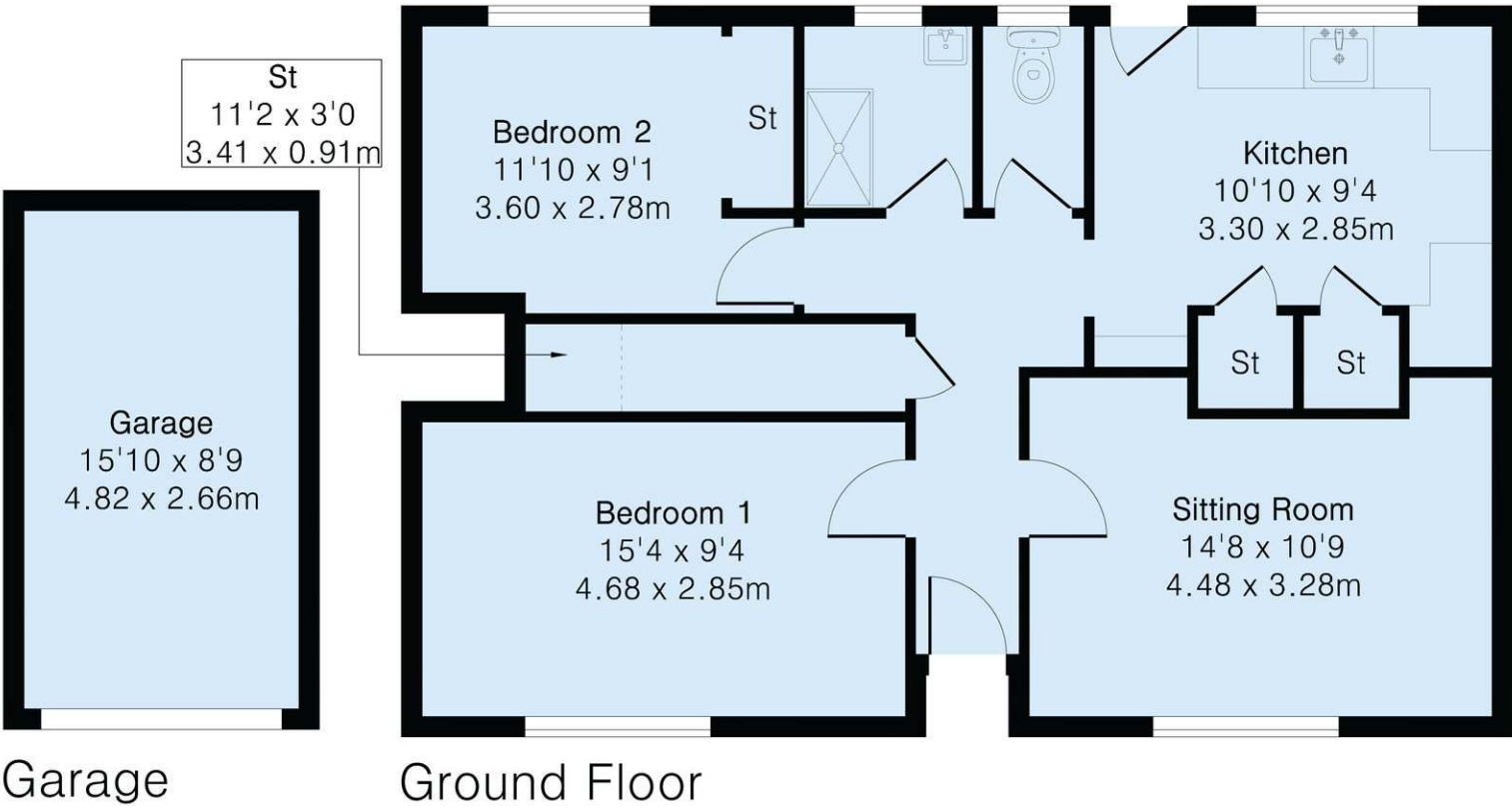
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FLOOR PLAN

**Approximate Gross Internal Area 724 sq ft - 67 sq m
(Excluding Garage)**

Garage Area 138 sq ft – 13 sq m



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.