



Luscombe Maye  
Since 1873



Victoria Road, Dartmouth TQ6 9EQ

Guide Price £265,000

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## DESCRIPTION

Luscombe Maye is delighted to bring to market this two bedroom semi-detached home in Dartmouth town. This property occupies a very large plot with elevated river views, a generous garden and ample space for extension. This unique offering on Victoria Road also poses a great purchase for someone looking for a two bedroom property that they can put their own stamp on.

The current owner had planning permission to extend the property to create a three bedroom house with a garage and parking built below, however the planning application has now expired. The benefit of this is that it does set a precedent for any buyer to gain similar planning permission to extend and develop on this site.

## SERVICES

Gas central heating. Mains water, drainage and electricity connected.

## PARKING

None

## LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE

Council Tax Band C

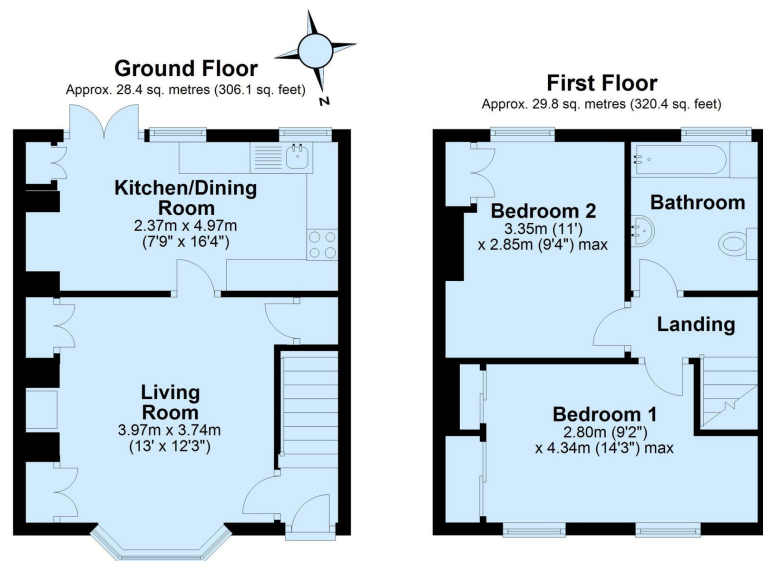
## TENURE

Freehold

## AGENTS NOTES

All photos of plans are of a lapsed/expired planning application. There is currently no planning permission to extend.





- Fantastic Opportunity
- Large Plot
- River Views
- Close Walking Distance to Town Centre
- 2 Bedroom House
- Lapsed/Expired Planning Permission
- Strong Potential to Extend and Improve
- Potential to Create Garage & Parking

