



109, Victoria Road



109, Victoria Road

Dartmouth, Devon TQ6 9DY

Totnes 13 miles Plymouth 30 miles Exeter 41 miles

A wonderful, semi-detached family home only a short distance from the town centre offering 5 bedrooms, front and rear gardens and parking.

- No Onward Chain
- 5 Bedrooms
- Parking
- Front & Rear Gardens
- Character Features
- Short Walk into Town
- Freehold
- EPC E / Council Tax E

Guide Price £750,000

SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

DESCRIPTION

109 Victoria Road is a wonderful family home offering spacious and thoughtfully arranged accommodation over three floors. The property boasts bright and airy accommodation whilst still retaining plenty of period charm and features including high ceilings, bay window and fireplace. On the ground floor is a sitting/dining room, kitchen with utility area and cloakroom. On the first floor are three double bedrooms served by a bathroom and separate shower room. To the second floor are two further rooms offering a versatile space that can be used as two further bedrooms, a study or studio. Outside there is off road parking and front and rear gardens including an elevated rear terrace enjoying far-reaching views over Dartmouth.



ACCOMMODATION

The front door leads to a spacious and welcoming entrance hallway, which offers plenty of space for shoes and coats. The sitting/dining room is a wonderful family space with a bay window to the front and large sash window to the rear, which floods the room with natural light. There is plenty of space for sitting and dining furniture, whilst an ornate feature fireplace provides a warming focal point. The beautiful kitchen offers a range of floor and wall mounted shaker style units above and below tiled surrounds. The kitchen features an integrated electric oven, microwave oven, hob, dishwasher, fridge/freezer and wine cooler. To one end of the kitchen is a utility area with additional sink, with space and plumbing for a washing machine and a door leading to the rear of the property. Completing the accommodation, on the ground floor is a cloakroom with WC and wash hand basin.

Stairs rise to the split first floor landing which leads to three double bedrooms. Bedroom one is situated to the front of the property and enjoys the same bay window as the sitting room below. The bedrooms are well served by a family bathroom and separate shower room which are both smartly finished. An additional set of stairs rise to the second floor where there are two additional bedrooms, one of which will accommodate a double bed.

OUTSIDE

Accessed directly from Victoria Road is designated, off-road parking space. Steps lead up to the front of the property and to a sizeable paved terrace with views over Dartmouth. To the side of the property there is ample storage space as well as oak sleeper steps leading to the elevated rear garden. The landscaped garden is bordered by mature shrubs and offers a wonderful space for alfresco dining and entertaining whilst enjoying the late afternoon sunshine and views across Dartmouth including river glimpses.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Ultrafast broadband available at this location and various mobile networks are available at this location (information provided by Ofcom)

LOCAL AUTHORITY

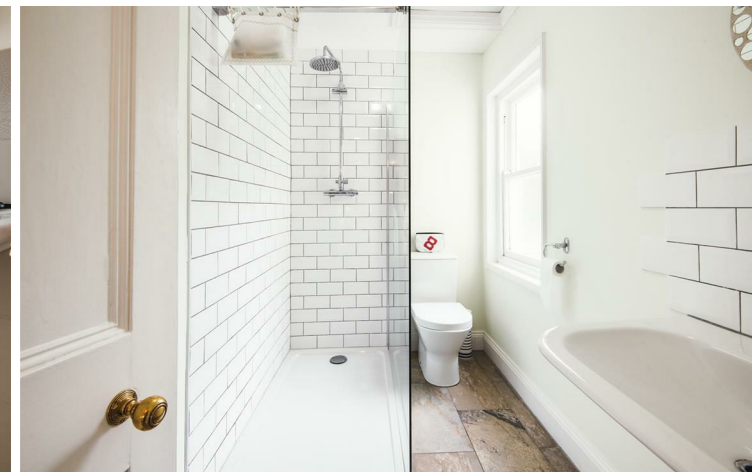
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel 01803 861234. E-mail customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags on 01803 835336.

DIRECTIONS

From Stags Dartmouth office proceed along Duke Street which becomes Victoria Road. Follow the road up the hill and you will find the property on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

9 Duke Street, Dartmouth,
Devon, TQ6 9PY

dartmouth@stags.co.uk

01803 835336

