



Victoria Road, Dartmouth

£425,000

Beautifully Presented Period Home with Versatile Accommodation, Private Parking & Attractive Gardens

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Period Property
- Parking for Two Cars
- Attractive Enclosed Rear Garden
- Spacious 24ft Lounge/Dining Room
- Three Double Bedrooms
- Utility/Laundry Room & Cellar
- Convenient Location for Dartmouth Town Centre and River Dart
- Beautifully Presented
- Gas Central Heating
- No Chain

Tenure: Freehold

Property Type: Terraced House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Council Tax Band: D

A beautifully presented and thoughtfully updated period home, ideally located within easy reach of Dartmouth town centre and the River Dart.

The property offers spacious and versatile accommodation arranged over three floors, combining period character with contemporary family living.

The ground floor is centred around an impressive 24ft double-aspect lounge/dining room, featuring an attractive fireplace and a wood-burning stove. The room is comfortably carpeted, creating a warm and inviting space for both relaxing and entertaining.

The contemporary kitchen was replaced approximately two years ago and provides a stylish and practical environment for modern living. A separate utility/laundry room provides further useful space, with access to the rear garden and cellar. The kitchen, utility room and bathrooms all benefit from modern Karndean flooring.

On the first floor are two generous double bedrooms, a beautifully appointed contemporary bathroom and separate WC. The second floor provides a versatile loft room, currently arranged as an attractive guest bedroom, with Velux windows and excellent eaves storage.

Outside, the rear garden has been significantly improved by the current owners and now features a substantial area of composite decking, installed approximately two years ago. The enclosed garden provides an excellent low-maintenance space for outdoor dining, entertaining and relaxing. There is an outside light and useful storage.

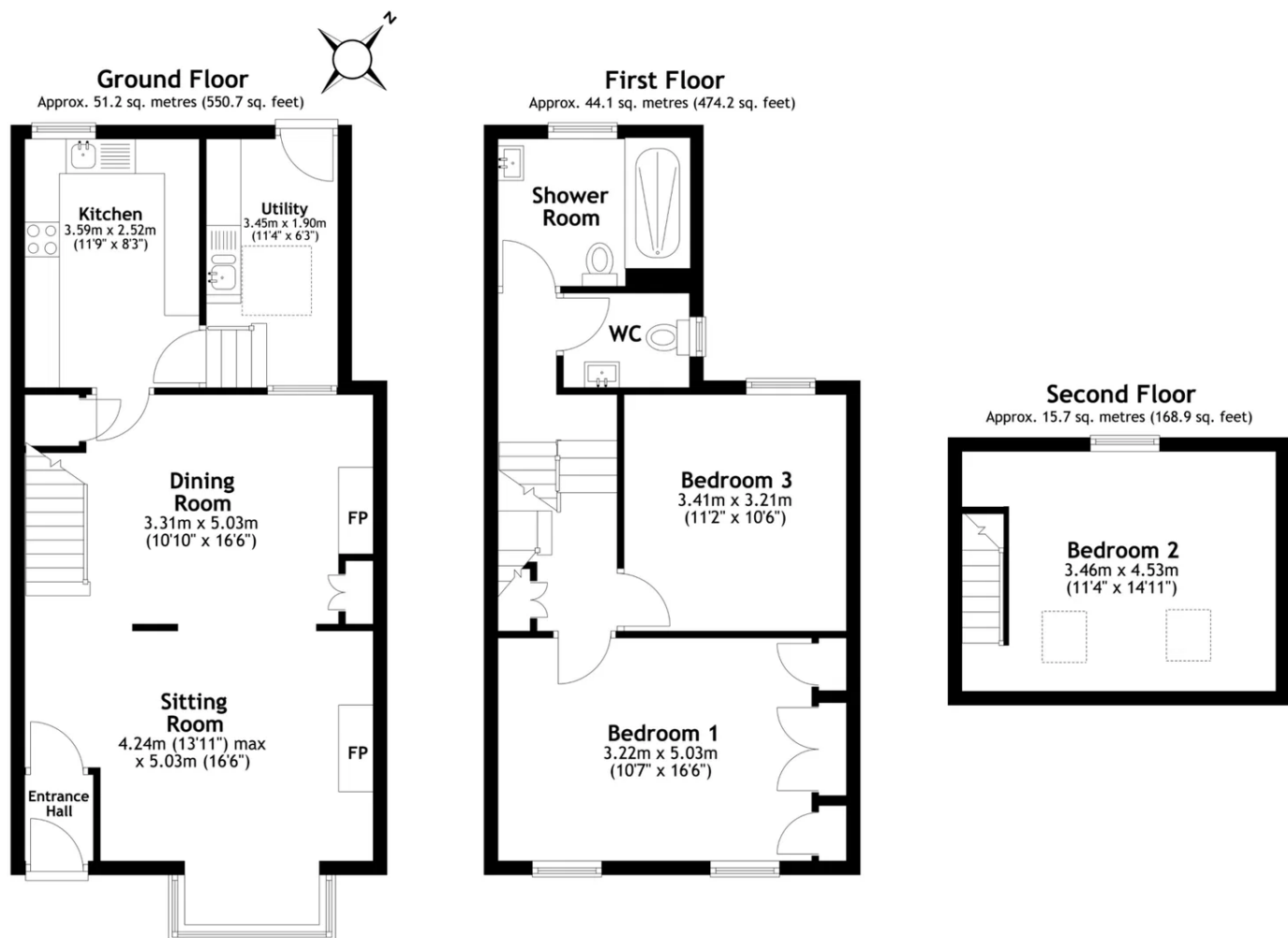
A private rear driveway provides off-road parking for two vehicles, with convenient access to the garden and property.

The front garden is attractively landscaped and provides a pleasant approach to the property.

The cellar offers valuable additional storage and practical space, with lighting and power.

An exceptional Dartmouth home which has been thoughtfully updated by the current owners, offering well-presented and versatile accommodation, contemporary fittings, attractive outdoor space and private parking.





Total area: approx. 110.9 sq. metres (1193.8 sq. feet)
 128 Victoria Road, Dartmouth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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