



Victoria Road, Dartmouth

Guide Price **£585,000**

A delightful town centre home in the heart of Dartmouth with parking and a courtyard.

Bedrooms: 3 | Bathrooms: 4 | Receptions: 2

The Bolt Hole is a substantial attached town-centre residence, ideally situated in a level position in the heart of Dartmouth, within easy walking distance of the town's excellent range of independent shops, cafés, restaurants and everyday amenities. An appealing feature of the property is its accessibility, having been adapted over the years to accommodate those with reduced mobility, with level access from the front and lift access to the first floor. Offering versatile and generously proportioned accommodation arranged over three floors, the property would make an excellent full-time residence or second home. The flexible layout provides the potential for three or four bedrooms, complemented by three en-suite facilities, a further bathroom and shower room, an impressive sitting room, separate dining room and a recently refurbished kitchen. Additional benefits include a useful utility room, cloakroom, private rear courtyard garden and off-road parking for at least two vehicles.

Ground Floor. The entrance hall features attractive decorative floor tiling, with stairs rising to the upper floors. The spacious sitting room is a particularly appealing reception room, enjoying high ceilings with decorative coving and an ornate ceiling rose. Double-glazed sash windows overlook the front aspect, while a fireplace incorporating a wood-burning stove creates an attractive focal point. Further period features include decorative dado rails. The separate dining room offers ample space for a substantial dining table and additional furniture, with high ceilings enhancing the feeling of space. Lift access to the first floor is provided from this area, while an opening leads through to the recently refurbished kitchen.

The kitchen has been fitted with a contemporary range of wall-mounted and base units, incorporating drawers and generous work surfaces. Integrated appliances include a Neff oven, hob with extractor, fridge, freezer and dishwasher, together with a sink unit. A large skylight provides excellent natural light, while windows and a door overlook and open directly onto the rear courtyard. Also on the ground floor is a substantial utility area with cloakroom facilities, including a WC, wash hand basin, useful storage cupboard and skylight. This space offers considerable practicality and potential for further adaptation to suit individual requirements.

First Floor. The half-landing provides access to a useful utility room, with plumbing and space for a washing machine and tumble dryer. The room also houses the Worcester gas-fired boiler and benefits from a WC and wash hand basin. The first-floor landing provides access to the principal bedroom and further accommodation, with stairs continuing to the second floor.

The principal bedroom is an impressive double room of generous proportions, featuring a double-glazed sash window overlooking the front aspect. The en-suite bathroom is fitted with a bath and shower over, wash hand basin and WC, with tiled walls. Also on this floor is a recently refurbished, particularly spacious shower room, featuring a walk-in shower, wash hand basin and WC, together with a window overlooking the rear. Lift access to this floor provides an additional benefit for those seeking accommodation with improved accessibility.

Second Floor. The second-floor landing is naturally lit by a skylight and incorporates useful storage, including an airing cupboard housing the hot water cylinder, together with access to the loft. There are two further well-proportioned double bedrooms, both benefiting from their own en-suite facilities. The front-facing bedroom enjoys a pleasant outlook over Victoria Road and incorporates useful storage cupboards and an attractive ornate fireplace. Its en-suite bathroom is fitted with a bath with shower over, wash hand basin and WC.

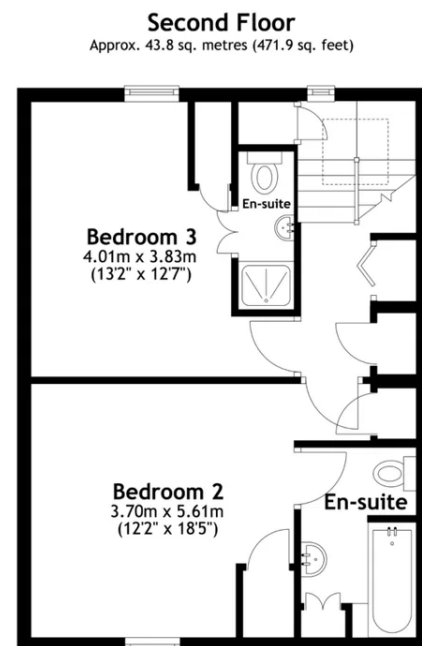
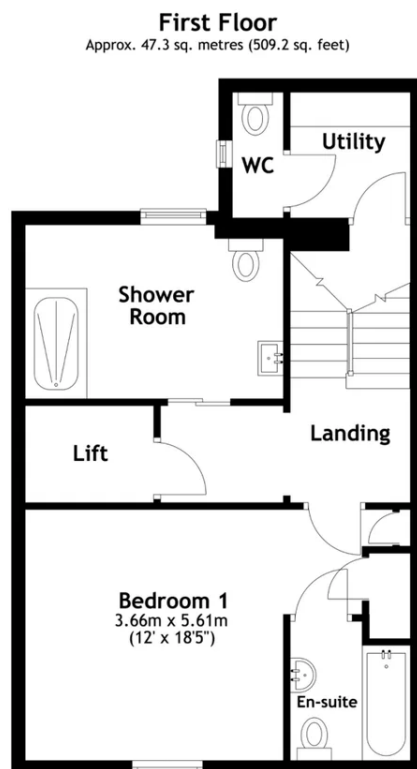
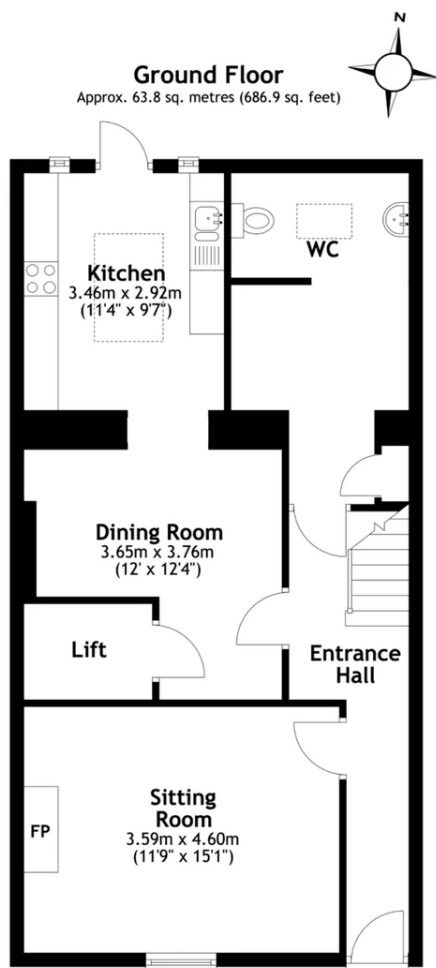
The rear-facing double bedroom also benefits from a built-in storage cupboard and an en-suite shower room, comprising a shower cubicle, wash hand basin and WC. The flexible arrangement of the upper floors offers scope for prospective purchasers to consider alternative bedroom configurations, subject to their individual requirements.

Outside. One of the principal attractions of The Bolt Hole is its convenient, level town-centre position, allowing the many shops and facilities of Dartmouth to be reached on foot with ease.

To the front, the property benefits from a paved forecourt providing low-maintenance off-road parking for at least two vehicles, together with level access into the house. To the rear, accessed directly from the kitchen, is an enclosed courtyard garden offering a private and sheltered outdoor space. Stone walling and established shrubs provide attractive boundaries, with seasonal planting adding colour and interest throughout the year. A useful pedestrian access leads from the rear of the property onto Roseville Street. An outside tap and water supply further enhance the practicality of this area.

Services. All mains services are connected. EPC: D. Council tax: E.





Total area: approx. 155.0 sq. metres (1668.0 sq. feet)
16 Victoria Road, Dartmouth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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