



163 Victoria Road
Dartmouth
Price £199,000

Freeborns
ESTATE AGENTS

A chance to get on the Dartmouth Property Ladder. This terraced 2-bedroom home is now ready to be modernised. An established multi levelled garden takes full advantage of the sun and views. This is ready for the green fingered enthusiast to take it in whatever direction they choose. No chain ahead, just move in, develop and enjoy.



163 Victoria Road, Dartmouth, TQ6 9EF

DIRECTIONS

From Dartmouth's Market Square turn right into Victoria Road. Carry on up Victoria Road, 163 will be on your left.

THE ACCOMMODATION COMPRISES:

A bright cheerful entrance hall welcomes you to this home. The entrance hall provides access to the sitting room and kitchen/dining room. Stairs rise to the first floor.

SITTING ROOM

The sitting room has a fireplace, currently with an electric fire. The bay window adds elegance and charm, often sort after in these character homes.

DINING ROOM

The dining room is separate between the kitchen and sitting room. This Could be either formal or a place to put the kids and TV.

KITCHEN

At the rear of the property this is perfectly serviceable but needs modernisation. There is access to the rear garden.

BEDROOM ONE

The Principal Bedroom – This double bedroom, located at the front of the house, has an outlook across the valley.

FAMILY BATHROOM

Very spacious with W.C, bath and wash hand basin and a shower over the bath.

BEDROOM TWO

Located at the top of the house with an outlook over the rear garden.

OUTSIDE

Established and rustic with open spaces that take advantage of the sun and rural outlook. Green-fingered enthusiasts will be keen to roll their sleeves up.

OWNERS COMMENTS

163 Victoria Road has been in my family for over 40 years and when it became my main residence it couldn't have suited me better! It was just the right size, and with its garden, ideal for me and my little dog. Being not too far up Victoria Road it was handy enough for me to walk to town and the shops and just enough to keep me fit .I have loved my time here ,wonderful neighbours, all looking out for each other, but it's now time for me to move on .I am very happy to think 163 will be a first home opportunity for a couple in Dartmouth.

SERVICES

Electricity, Gas, Water, Sewage

LOCAL AUTHORITY

South Hams District Council

COUNCIL TAX BAND: B

EPC: F

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

163 Victoria Road, Dartmouth

Approximate Gross Internal Area
861 sq ft - 80 sq m



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