



2 Swan Court Victoria Road
Dartmouth
Price £250,000

Freeborns
ESTATE AGENTS

A well presented two bedroom terraced home located within five minutes walk of the town centre and with the added benefit of having a garage and allocated parking space.



2 Swan Court Victoria Road, Dartmouth, TQ6 9EA

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

DOUBLE GLAZED FRONT DOOR TO;

ENTRANCE HALL

Staircase to first floor, radiator, door to;

SITTING ROOM

Double glazed, full height window to front, radiator, wood laminate flooring, opening to;

KITCHEN/DINER

Double glazed windows to rear, radiator, range of base and wall mounted cupboard and drawer units, worksurface, inset dingle drainer stainless steel sink with mixer tap, inset four ring electric induction hob, built-in stainless steel electric oven under, stainless steel extractor chimney hood above, tiled splashbacks, tiled floor to kitchen area, wood laminate flooring to dining area, door to garage, recessed ceiling downlights.

FIRST FLOOR LANDING

Loft access hatch, built-in airing cupboard, doors to;

BEDROOM ONE

Double glazed full height window to front, radiator, recessed wardrobe.

BEDROOM TWO

Double glazed window to rear, radiator.

BATHROOM

Double glazed window to rear, radiator, Double glazed frosted window to rear, modern refitted white suite comprising a panelled bath with 'mira vie' electric shower over, built-in storage cupboard with worksurface and inset wash hand basin, hidden cistern WC, radiator, part tiled walls, tiled floor.

GARAGE

Stairs down from kitchen leading to garage area with up and over door. Utility area with a range of base storage units, worksurface, space and plumbing for a washing machine and also space for a tumble dryer. Stainless steel single drainer sink unit with cupboards under. The garage is of a fair size and could be ideal for storing paddleboards, canoes and wetsuits as well as a car.

OWNERS COMMENTS

I have loved living in this house. It ticked many boxes for me when I was looking for a new home in Dartmouth. Private car parking was essential, so having 2 spaces with this property was fantastic!! This house has big windows, lots of natural light and lovely views, again all big ticks for me. This house has low energy bills and a utility space away from the kitchen....so useful for all the swimming / beach stuff. Being only a 10 minute walk to the town and sea, but tucked in a friendly and safe community means living here I have the best of everything. A little gem.

COUNCIL TAX BAND: B

EPC: C

LOCAL AUTHORITY

South Hams District Council

TENURE

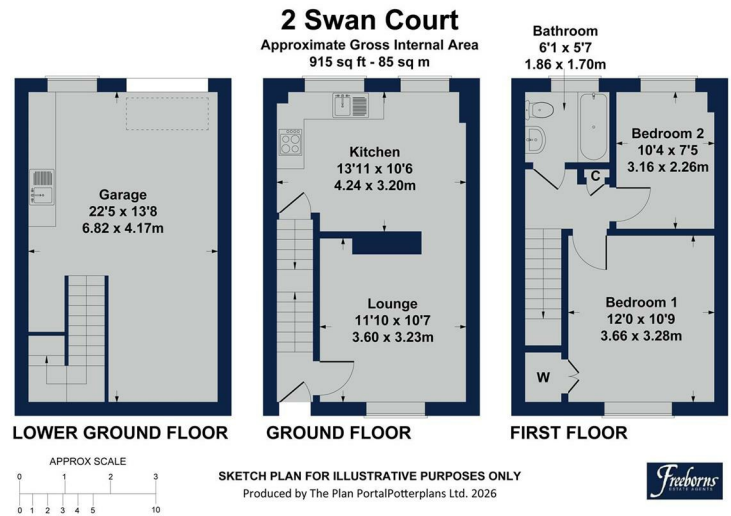
Freehold.

SERVICES

Electricity, water and drainage are connected.

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.



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