STAGS



125 Victoria Road

125, Victoria Road, Dartmouth, TQ6 9DY







Totnes 13 miles; Plymouth 30 miles; Exeter 41 miles

An attractive two bedroom period townhouse with terraced gardens and far-reaching views towards the River Dart

- Attractive period terraced home
- Set over three well-arranged levels
- Elevated position with far-reaching views
- Walking distance to Dartmouth town centre and harbour
- Two double bedrooms
- Contemporary kitchen and shower room
- Terraced gardens with decked seating areas
- Ideal main residence, second home or investment
- Freehold
- Council tax band C

Offers In Excess Of £200,000

SITUATION

Victoria Road occupies a convenient and slightly elevated position within Dartmouth, well placed for access to the town centre and its renowned range of independent shops, cafés, restaurants and galleries. The property is within comfortable walking distance of the River Dart and its passenger ferries, with excellent access to local schooling, leisure facilities and everyday amenities. Dartmouth is celebrated for its maritime heritage, sailing opportunities and proximity to the South Devon coastline and countryside.

The A38 Devon Expressway, approximately 19 miles distant, provides swift connections to both Exeter and Plymouth, opening up the wider region. For those seeking London connections, the nearby town of Totnes offers direct rail services to London Paddington.

DESCRIPTION

Enjoying an elevated setting that enhances both natural light and outlook, this well-presented period home is arranged over three levels and combines character features with practical, modern living. The property is particularly well suited as a main residence, second home or investment opportunity, benefitting from its central yet slightly set-back position and attractive views across the surrounding rooftops towards the River Dart.

ACCOMMODATION

The property is approached via the front door opening into an entrance hall, providing access through to a generous open plan sitting and dining room. This space enjoys a front bay window and a natural division between seating and dining areas, with a staircase rising to the first floor.

To the rear of the ground floor is a contemporary kitchen and breakfast room, fitted with a range of units and work surfaces and enjoying excellent natural light from rooflights and a rear window.

On the first floor, the principal bedroom is positioned to the front of the property, complemented by a modern shower room. From the landing, a door provides direct access to the rear garden.

The second floor accommodates a further double bedroom with rooflight, eaves storage and a pleasant elevated outlook.

OUTSIDE

From the rear of the house, steps rise to the terraced gardens which are arranged over several levels. Immediately adjacent to the property is a decked seating area, ideal for outdoor dining and entertaining, with further terraces beyond offering flexibility for planting, seating or enjoyment of the views.

The gardens enjoy an elevated position with outlooks across Dartmouth and towards the River Dart.

SERVICES

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

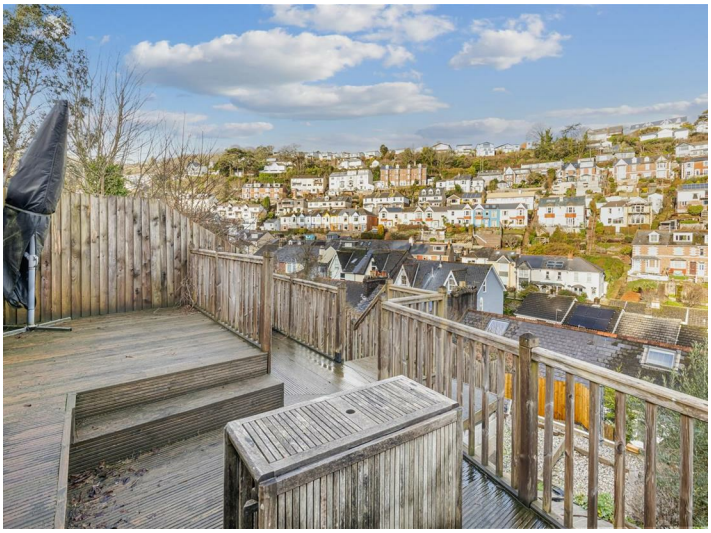
According to Ofcom, standard, superfast and ultrafast broadband services are available in the area. Mobile phone coverage is reported to be good both indoors and outdoors.

DIRECTIONS

From Dartmouth town centre, proceed along Duke Street which becomes Victoria Road. Continue up the hill and the property will be found on the left-hand side.

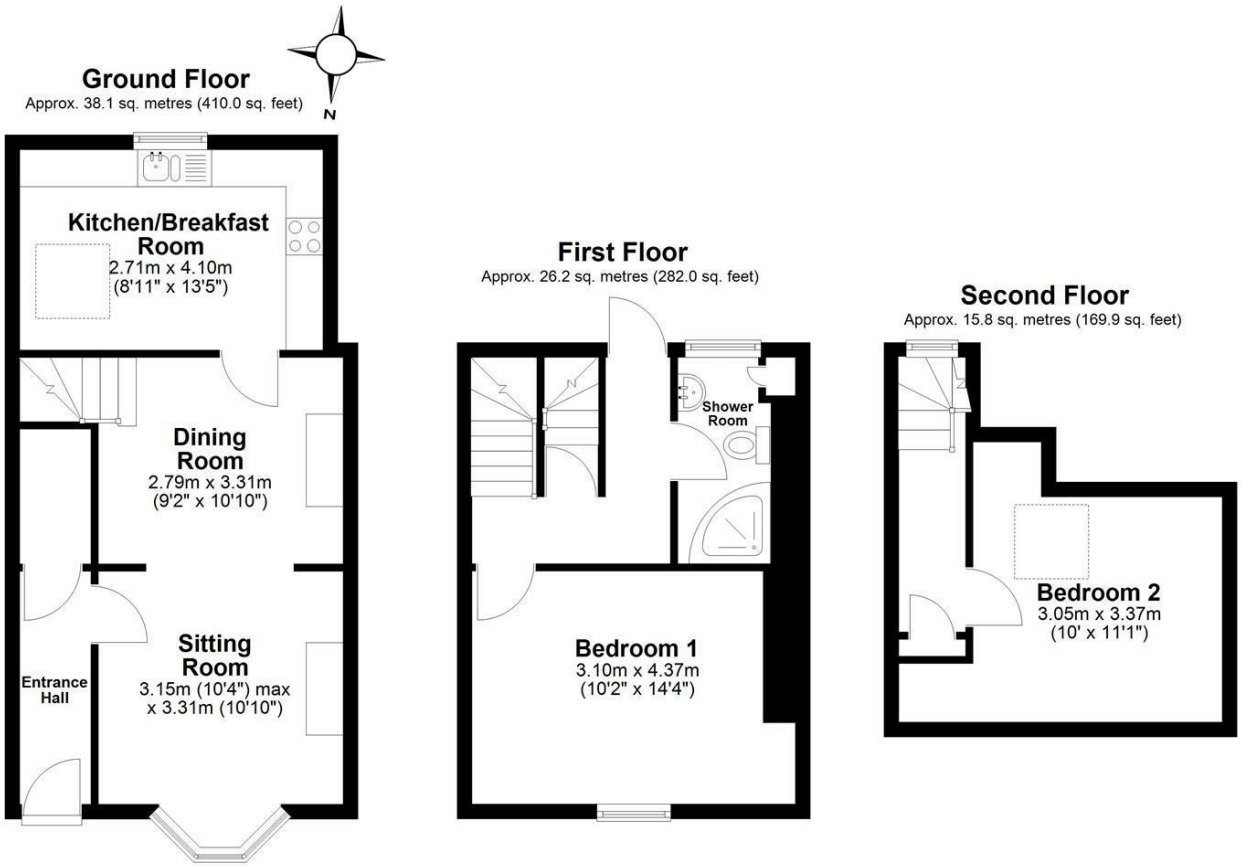






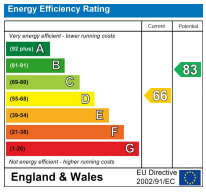






Total area: approx. 80.1 sq. metres (861.9 sq. feet)

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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 865454
totnes@stags.co.uk
stags.co.uk