



Victoria Road, Dartmouth

Guide Price **£285,000**

A recently refurbished and well-presented cottage nestled in a secluded position within the heart of Dartmouth.

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

- No Chain
- Town Centre Location
- Recently Modernised
- Living Room
- Kitchen
- Two Shower Rooms
- Two Bedrooms
- Two Loft Rooms
- Gas Central Heating
- Double Glazing

Tenure: Freehold

Property Type: End of Terrace House

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Council Tax Band: B

2 Hanover Cottages shares a gated access with three other cottages and two apartments occupying a super town centre location tucked away giving privacy. The newly refurbished accommodation includes the entrance door to the living room which again is open plan to the kitchen.

There's a ground floor shower room with a modern suite comprising a low dual flush WC, pedestal wash and basin and a good sized shower cubicle with a thermostatic shower.

The kitchen has an integrated dishwasher, space for fridge freezer, space for gas or electric oven, 1 1/2 stainless steel sink and drainer with mixer tap. A good range of matching cabinetry, cupboards and a stainless steel hood over the space for the oven.

Stairs rise from the living room and turn to the first floor landing.

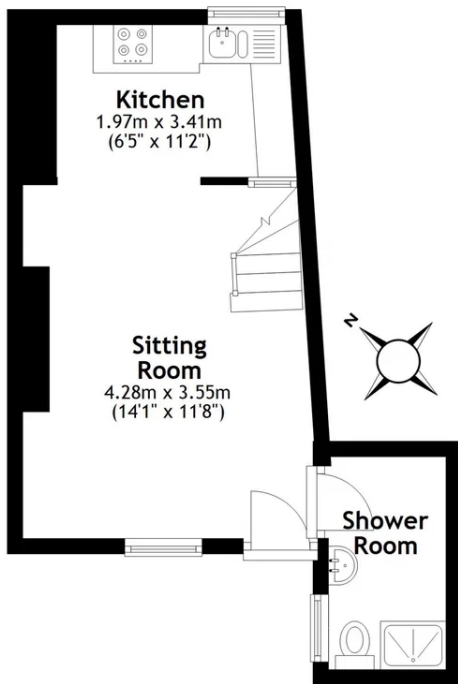
Bedroom one is a particularly good size with a bay window overlooking the courtyard and a door to the ensuite shower room which is again a good size with wash hand basin set into a vanity unit, WC and a double walk-in shower cubicle with rain head shower.

The guest room is again a double with the window to side and there's a door providing access to a staircase to 2 further very useful rooms ideal for occasional use or storage. Windows and skylight.

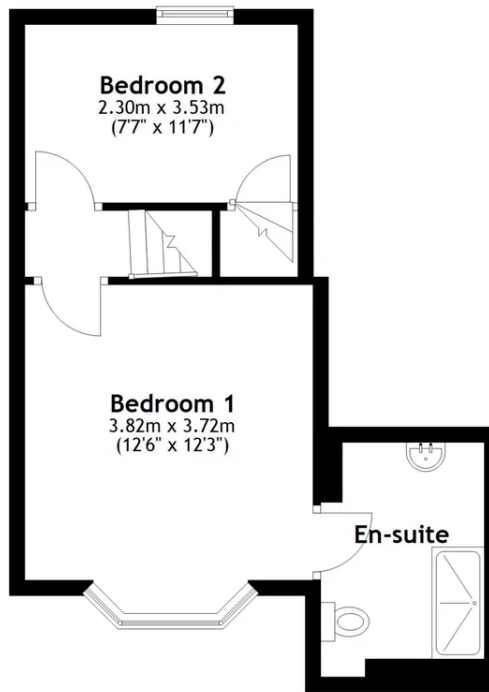
Directly outside the property is a courtyard area/patio.



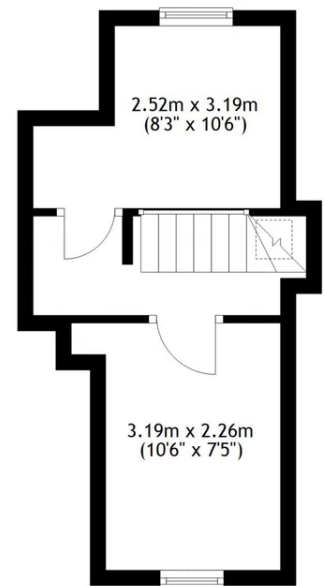
Ground Floor
Approx. 28.2 sq. metres (304.0 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.1 sq. feet)



Second Floor
Approx. 18.5 sq. metres (199.2 sq. feet)



Total area: approx. 79.6 sq. metres (857.3 sq. feet)
2 Hanover Cottages, Dartmouth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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