

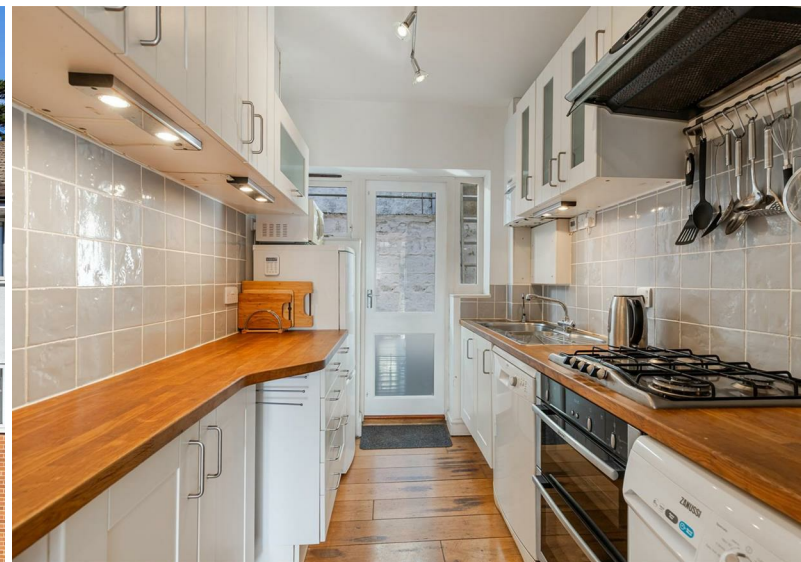


**156 Victoria Road**  
Dartmouth  
Price £280,000

*Freeborns*  
ESTATE AGENTS

**\*\*PRIVATE ALLOCATED PARKING SPACE\*\***

Enjoy breath-taking views over the River Dart and surrounding valley from this charming, light-filled home. The property features a bright living room with a feature brick fireplace and a sun-drenched terrace perfect for alfresco dining.



# 156 Victoria Road, Dartmouth, TQ6 9EG

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## FRONT DOOR TO;

### ENTRANCE HALL

Staircase to 1st floor with understairs storage cupboard, radiator, picture rail, exposed stripped wooden floorboards, doors to;

### SITTING ROOM

Bay window to front, radiator, brick-built fireplace with quarry tiled hearth, picture rail, built-in shelves into alcoves, opening to;

### DINING ROOM

Original sash window to rear, radiator, built-in cupboard and shelves into the alcoves, picture rail.

### KITCHEN

Galley style kitchen, glazed door and window to rear, range of base and wall mounted cupboards and drawer units, solid wood worksurface, inset 1 1/2 bowl single drainer stainless steel sink, with mixer tap, inset stainless steel four ring gas hob, built-in stainless steel double oven and grill under, stainless steel extractor fan above, tiled splashbacks, space and plumbing for a washing machine and a dishwasher, space for a fridge/freezer, exposed stripped wooden floorboards. Wall mounted 'Vaillant' gas boiler.

### FIRST FLOOR LANDING

Loft access hatch, built-in linen cupboard, picture rail, exposed stripped wooden floorboards, doors to;

### BEDROOM ONE

Original sash window to front aspect, radiator, picture rail.

### BEDROOM TWO

Original sash window to rear, radiator, built-in shelves into the alcove, built-in wardrobe with sliding doors, picture rail.

### BEDROOM THREE

Original sash window to front aspect, radiator, picture rail.

### BATHROOM

Frosted glazed sash window to front, panelled bath with thermostatic bath/shower mixer tap and shower attachment, pedestal wash hand basin, low level WC, wall mounted heated towel rail, fully tiled walls, wall mounted 'Dimplex' electric heater, exposed wooden floorboards.

### REAR GARDEN

Steps up to tiered garden with under steps storage shed, range of established shrubs, rear access gate to Victoria Road.

### FRONT GARDEN

Patio area with rooftop views of Dartmouth and down towards the River Dart, steps down, established shrubs, private allocated parking space.

EPC: D

COUNCIL TAX BAND: C

### LOCAL AUTHORITY

South Hams District Council

### SERVICES

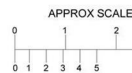
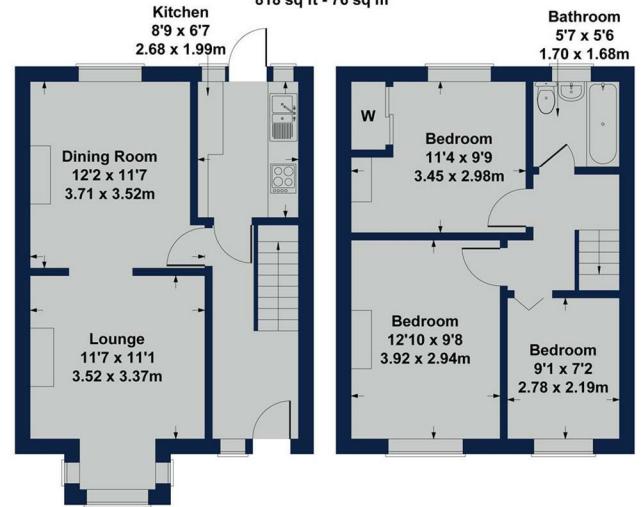
Mains gas, electricity, water and drainage are connected.

### 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.

## 156 Victoria Road, Dartmouth, TQ6 9EG

Approximate Gross Internal Area  
818 sq ft - 76 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan PortalPotterplans Ltd. 2026



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