



**7 Swan Court Victoria Road**  
Dartmouth  
Price guide £225,000

*Freeborns*  
ESTATE AGENTS

Recently renovated two-bedroom house a short walk from Dartmouth's town centre. The new luxury kitchen and bathroom suite makes this a move-in-ready property, ideal for first time buyers and holiday let owners alike.



# 7 Swan Court Victoria Road, Dartmouth, TQ6 9EA

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### FRONT DOOR TO;

#### ENTRANCE HALL

Staircase to first floor, wood laminate flooring, door to;

#### LOUNGE

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

#### KITCHEN/DINER

Luxury kitchen, double glazed window to rear, range of base and wall mounted kitchen cupboards and drawer units, granite worktop, inset stainless steel sink with designer chefs mixer tap, freestanding stainless steel cooker, stainless steel electric chimney hood, space and plumbing for a designer washing machine, tiled splashback, under cupboard lighting. Marble worksurface, space for under counter fridge and freezer. Radiator, wood laminate flooring.

#### FIRST FLOOR LANDING

Loft access hatch, built-in cupboard housing the new 'Worcester' gas boiler, doors to;

#### BEDROOM ONE

Double glazed window to front, radiator, recessed wardrobe with downlighters.

#### BEDROOM TWO

Double glazed window to rear, radiator.

#### BATHROOM

New bathroom suite, double glazed frosted window to rear, modern refitted white suite comprising a panelled bath with thermostatic shower mixer tap and shower over, vanity unit with worksurface, inset wash hand basin, hidden cistern WC, tile effect floor, radiator, wall mounted medicine cupboard.

#### COUNCIL TAX BAND: B

#### LOCAL AUTHORITY

South Hams District Council

#### EPC: C

#### 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.

## 7 Swan Court, Victoria Road, Dartmouth, TQ6 9EA

Approximate Gross Internal Area  
646 sq ft - 60 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
Produced by The Plan Portal/Potterplans Ltd. 2022



1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

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