

134 VICTORIA ROAD
DARTMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



134 VICTORIA ROAD

Set within the highly sought-after South Devon district of South Hams, this charming and well presented period property offers the opportunity to acquire a pretty home within comfortable walking distance of Dartmouth's vibrant town centre and picturesque riverside.

Enjoyed as a much-loved second home, the house has been the subject of a sympathetic programme of improvement. The result is a warm, welcoming and practical home including a lovely loft extension to create a main bedroom suite, a contemporary fitted kitchen, an upgraded family bathroom and a new decked courtyard.

Arranged over three floors with the additional benefit of a basement, the accommodation is versatile, well balanced and ideally suited to both full-time living and use as a coastal retreat.

The property is approached via a pretty paved terrace to the front, creating an attractive and welcoming entrance. Stepping inside, the entrance hall immediately sets the tone, with the staircase rising directly ahead and doors opening into both the main living space and the kitchen. The sitting and dining room is a particularly well-proportioned room, benefitting from natural light from a large front-facing bay window. A built-in window seat also provides useful storage. The layout comfortably accommodates both a seating area and a dining table, making it ideal for everyday living as well as entertaining family and friends.

From here, the room flows through to the kitchen, creating a sociable and practical ground-floor arrangement. The kitchen is well equipped, featuring a good range of built-in wall and base units, integrated appliances and ample worktop space. On the lower ground floor is a useful basement space.

The first floor provides two double bedrooms - these rooms are served by a spacious and well-appointed family bathroom, which has been upgraded to offer modern fittings and a comfortable, relaxing environment. This level is perfectly arranged for family use or visiting guests, with excellent separation between the principal bedroom suite and the remaining accommodation.

The second floor loft extension has created a delightful main bedroom, forming a private retreat at the top of the house. The room is well proportioned and benefits from excellent natural light, together with useful under-eaves storage that maximises practicality without compromising the sense of space. A stylish en-suite shower room completes this level.

To the front of the property, the paved terrace provides an attractive spot for a morning coffee whilst to the rear, there is a fully enclosed decked seating area, creating a sheltered and low-maintenance outdoor space which is ideal for dining, relaxing or entertaining in the warmer months. A valuable feature for a central Dartmouth home is the hardstanding parking space to the rear of the property, offering convenient off-street parking.

Dartmouth is a beautiful waterside town, particularly well known as a sailing centre with excellent facilities for yachtsmen and its famous annual Royal Regatta. The town provides a good range of shops, restaurants and galleries and is surrounded by stunning countryside and a short drive from some of the most beautiful beaches in the area. There are several excellent golf courses within easy reach and railway links to London Paddington can be made locally at Totnes, about 13 miles to the north. Access to the A38 Devon Expressway at Buckfastleigh is about 19 miles away.

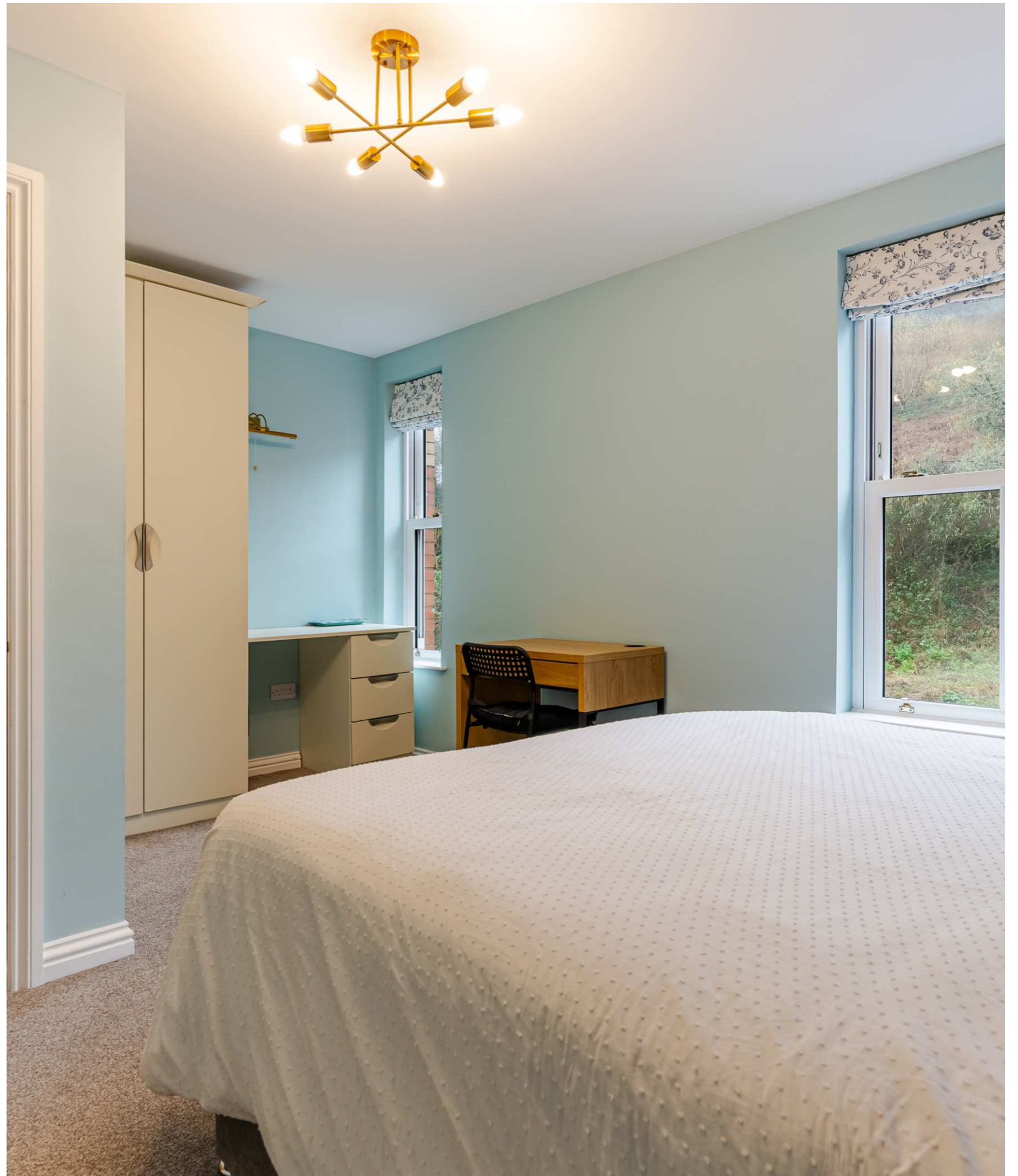




KEY FEATURES

- Pretty red-brick period home within easy walking distance of Dartmouth town centre
- Three double bedrooms, including a loft conversion main bedroom with en-suite
- Arranged over three floors with the added benefit of a basement
- Light and spacious sitting / dining room with bay window and window seat
- Stylish fitted kitchen with integrated appliances
- Front paved terrace and enclosed rear decked seating area
- Valuable off-street parking space to the rear





PROPERTY DETAILS

Property Address

134 Victoria Road, , Dartmouth, Devon, TQ6 9EG

Mileages

Totnes 13 miles, Kingsbridge 15 miles, A38 Devon Expressway 19 miles.
All mileages are approximate.

Services

Mains electricity gas water and drainage. Underfloor heating

EPC Rating

Current: C Potential: B

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order..

Directions

From the Dartmouth office turn right in to Fairfax Place and continue past the boat float, turning left in to Duke Street. Continue along Duke Street on to Victoria Road where the property will be found before the sharp bend on the right hand side.

Viewing

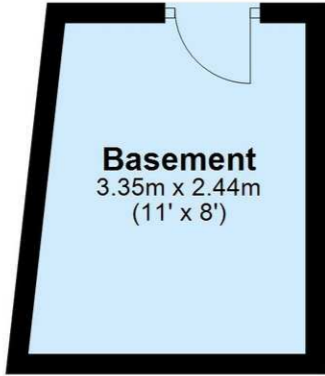
Strictly by appointment with the sole agents, Marchand Petit, Dartmouth. Tel: 01803 839190.



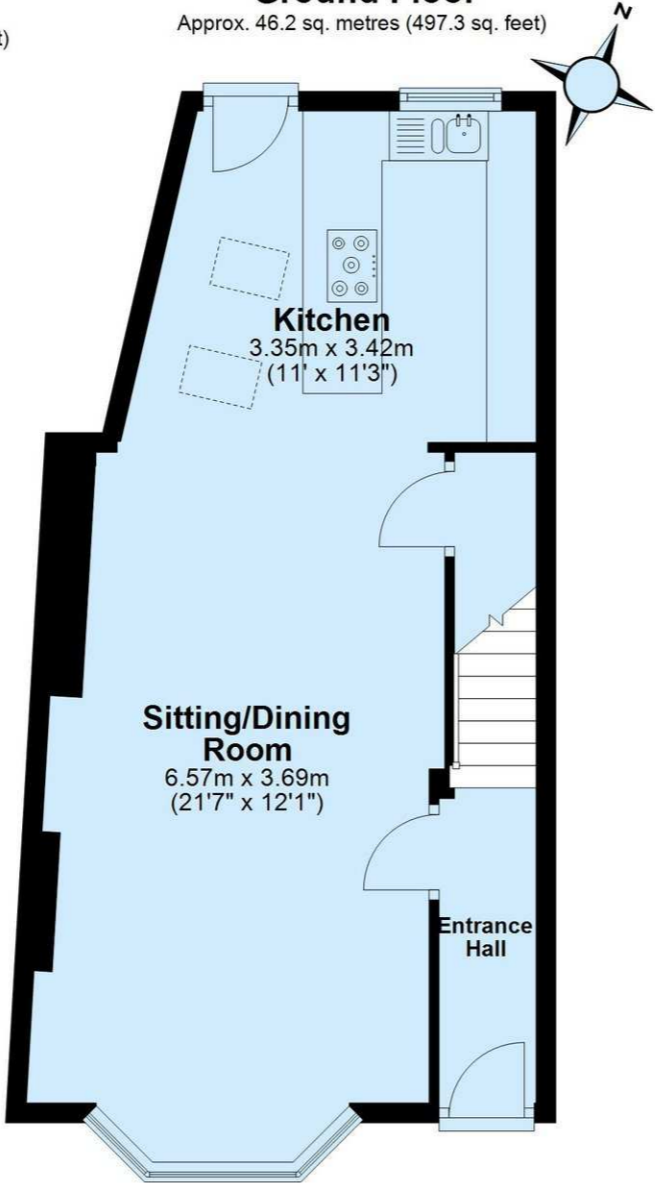
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN

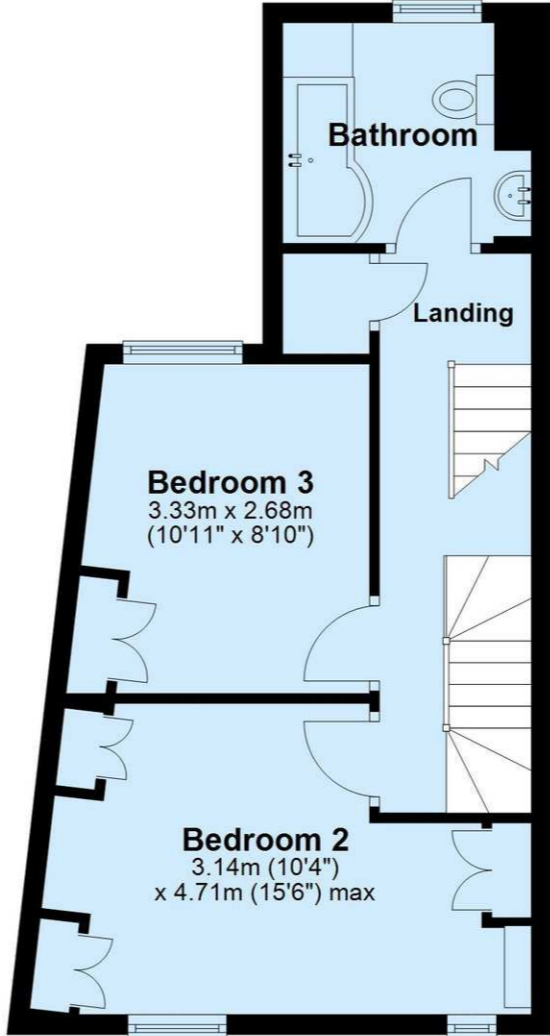
Basement
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus basement, approx. 8.8 sq. metres (94.5 sq. feet)



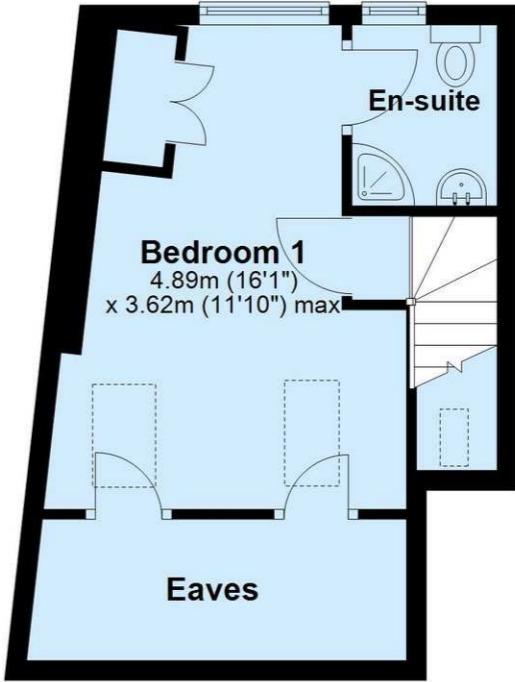
Ground Floor
Approx. 46.2 sq. metres (497.3 sq. feet)



First Floor
Approx. 39.5 sq. metres (425.6 sq. feet)



Second Floor
Main area: approx. 20.7 sq. metres (223.2 sq. feet)
Plus eaves, approx. 5.4 sq. metres (57.8 sq. feet)



Main area: Approx. 106.5 sq. metres (1146.1 sq. feet)
Plus basement, approx. 8.8 sq. metres (94.5 sq. feet)
Plus eaves, approx. 5.4 sq. metres (57.8 sq. feet)



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Totnes
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Lettings
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Prime Waterfront & Country House
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